

CAMBRIDGE ROAD ESTATE

ES Volume 3: Townscape and Visual Impact Assessment

Prepared on behalf of Cambridge Road (RBK) LLP

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INTRODUCTION





1. OVERVIEW

1.1 This document comprises Volume 3 of the Environment Statement (ES) coordinated and prepared by Barton Willmore LLP. It provides an assessment of the likely significant effects that the 'Development' will have on the surrounding townscape character and views.

1.2 The Development seeks to secure hybrid planning permission (part detailed, part outline) for a residential-led regeneration scheme comprising the demolition of the existing buildings on the Site and the construction of up to 2,170 new homes and up to 2,935sqm of non-residential floorspace that is to be used as flexible commercial, community and office workspace use.

1.3 Barton Willmore was instructed by the Applicant Cambridge Road (RBK) LLP to undertake a Townscape and Visual Impact Assessment (TVIA) for the Development located at the 'Site', the existing Cambridge Road Estate in the Norbiton Ward of the Royal Borough of Kingston upon Thames (RBKuT).

1.4 This TVIA includes a detailed analysis of the existing townscape and identifies views of the Site and its surroundings. This analysis has fed into a townscape and visual mitigation-by-design rationale, with the TVIA going on to assess the Development against the baseline conditions of the Site and surrounding area from a townscape and visual perspective.

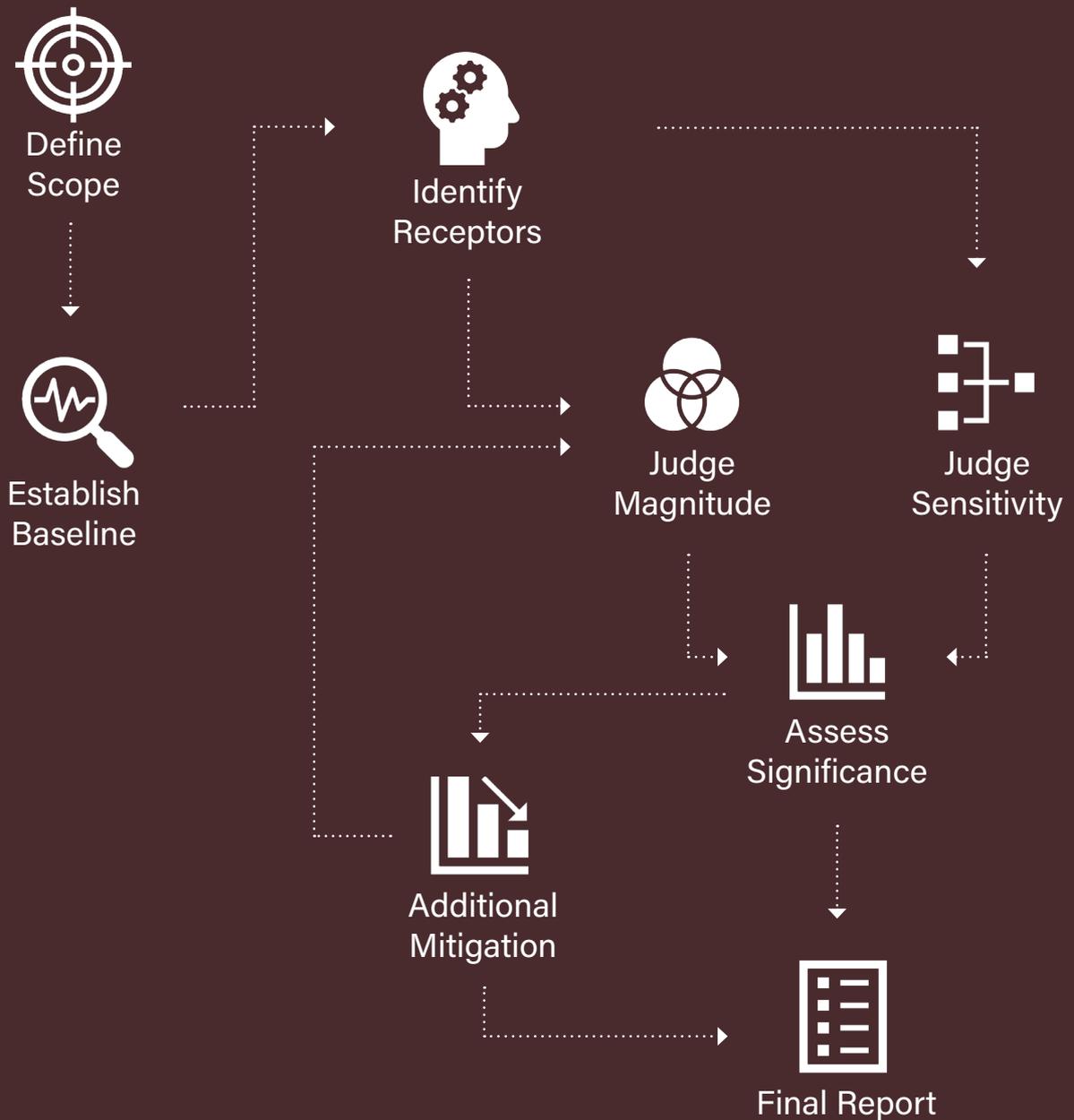
1.5 The TVIA describes:

- The assessment methodology;
- The existing baseline conditions of the Site and the surrounding area;
- The townscape and visual mitigation-by-design rationale in order to prevent, reduce or offset adverse effects; and
- The likely significance of effects on townscape character and visual amenity.

1.6 The TVIA methodology is set out in full in Appendix A.1: TVIA Methodology, and should be read in conjunction with the verifiable views that have been prepared and their supporting methodology (prepared by Realm) that accompanies the planning application



2. OUR METHODOLOGY





2.1 The Townscape and Visual methodology has been drawn from best practice guidance and the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹. The aim of these guidelines is to set high standards for the scope and content of landscape/townscape and visual impact assessments and to establish certain principles that will help to achieve consistency, credibility, transparency and effectiveness throughout the assessment.

2.2 The assessment of townscape and visual effects, in common with the assessment of many environmental effects as set out in the ES, includes a combination of objective and subjective judgements, and it is therefore important that a structure and consistent approach is adopted to ensure that the assessment undertaken is as objective as possible.

2.3 A townscape assessment is the systematic description and analysis of the features within the townscape, such as landform; vegetation cover; settlement pattern; building forms; transport patterns; and land use; which create a particular sense of place. A visual assessment considers visual receptors, which are the viewers of and within the townscape, and includes locations such as residential and business properties; public buildings; transport routes; Public Rights of Way (PRoW) and public open space.

2.4 The significance of effect thresholds for townscape and visual effects is determined by considering the sensitivity of the receptor concerned alongside the magnitude of effect that will be experienced. Effects that are graded as being Major or Moderate are considered significant with respect to the EIA Regulations². Effects that are graded as Minor to Neutral constitute effects that are not considered significant. The townscape and visual methodology is set out in full in Appendix A.1.

2.5 Limitations to the assessment include:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment;
- During visits to the Site and surrounding area, weather conditions, the time of day and seasonal factors have influenced the visual assessment and photographic record of the environment; and
- Access to private properties has not been obtained.

2.6 The following assumptions have been made in the assessment:

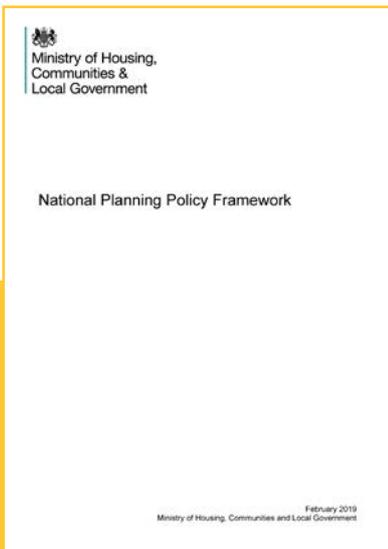
- Tall plant and machinery, including mobile cranes, will be in place for the minimum practicable period of time; and
- With respect to judgements on townscape and visual susceptibility, the nature/form of the type of development proposed should be read as a mixed-use residential-led development comprising a series of built forms up to a maximum height of 15 storeys.

2.7 The following terms/categories are adopted in this ES Volume:

- Sensitivity: High, Medium or Low (determined via judgements on susceptibility and value);
- Magnitude: Large, Medium, Small, Very Small or None; and
- Significance: Major, Moderate, Minor, Negligible or Neutral.



3. NATIONAL PLANNING POLICY



The NPPF (2019)

.....

NATIONAL PLANNING POLICY FRAMEWORK (NPPF), 2019

3.1 The NPPF³ outlines that *"the purpose of the planning system is to contribute to the achievement of sustainable development"*, which is defined as *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"*.

3.2 The NPPF also clarifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

3.3 The NPPF states that the planning system has three overarching objectives, with the environmental objective outlined as follows:

"To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

3.4 Paragraph 9 of the NPPF also notes that the objectives should be delivered through the planning process but recognises that planning policies and decisions should *"take local circumstances into account, to reflect the character, needs and opportunities of each area"*.

3.5 Section 12: Achieving well-designed places sets out that *"the creation of high quality buildings and places is fundamental to what the planning and development process should achieve"*. This section seeks to promote good design within the built environment and notes, in Paragraph 127, that planning policies and decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or



discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

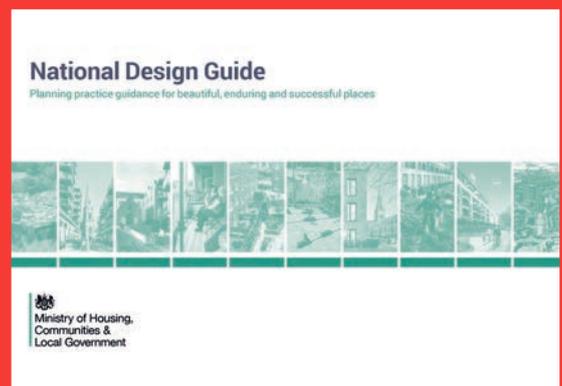
3.6 Paragraph 130 of the NPPF states:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development..."

3.7 NPPF Section 15: Conserving and Enhancing the Natural Environment (Paragraph 170) states that the planning system should contribute to, and enhance the local environment; and explicitly acknowledges that this can be delivered by *"protecting and enhancing valued landscapes"*

3.8 Good design is set out in the National Design Guide⁴ under the following ten characteristics:

- Context (enhances the surroundings);
- Identity (Attractive and distinctive);
- Built form (a coherent pattern of development);
- Movement (ease of accessibility);
- Nature (enhanced and optimised);
- Public Spaces (safe, social and inclusive);
- Uses (mixed and integrated);
- Homes and Buildings (Functional, healthy and sustainable);
- Resources (Efficient and resilient); and
- Lifespan (made to last).



The National Design Guide (2019)



Design Guidance



4. REGIONAL PLANNING POLICY

THE LONDON PLAN

4.1 The London Plan⁵ is the overall strategic plan for London by which boroughs should set their detailed planning policies.

4.2 Policy 5.3 Sustainable Design and Construction outlines the need to promote and protect biodiversity and Green Infrastructure as part of sustainable design principles.

4.3 Policy 5.10 Urban Greening includes for new planting in the public realm and that development proposals should integrate Green Infrastructure from the beginning of the design process to contribute to urban greening, including the public realm.

4.4 Policy 5.11 Green Roofs and Development Site Environs states that major development proposals should be designed to include roof, wall and site planting.





4.5 Policy 7.4 Local Character notes that:

“Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of an area.

Buildings, streets and open spaces should provide a high quality design response that:

a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;

b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;

c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;

d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and

e) is informed by the surrounding historic environment.”

4.6 Policy 7.6 states that architecture should make a positive contribution to the public realm, streetscape and wider cityscape; insofar that its scale, proportion, composition and orientation appropriately defines the public realm. Policy 7.7 states that applications should include for a design analysis to demonstrate accordance with the following criteria:

- *“generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport;*
- *only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;*
- *relate well to the form, proportion, composition, scale and character of surrounding buildings,*

- urban grain and public realm (including landscape features), particularly at street level;*
- *individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;*
 - *incorporate the highest standards of architecture and materials, including sustainable design and construction practices;*
 - *have ground floor activities that provide a positive relationship to the surrounding streets;*
 - *contribute to improving the permeability of the site and wider area, where possible;*
 - *incorporate publicly accessible areas on the upper floors, where appropriate;*
 - *make a significant contribution to local regeneration.*

Tall Buildings

b) Should not impact on local or strategic views adversely.

E The impact of tall buildings proposed in sensitive locations should be given particular consideration...”

EMERGING LONDON PLAN

4.7 The Draft New London Plan⁶ was published for consultation in December 2017 and sets out an integrated framework for development of London over the next 20-25 years. In August 2018 the Mayor published a revised version of the Draft Plan to include minor suggested changes as a result of the initial consultation responses (consisting of clarifications, corrections and factual updates).

4.8 Under Chapter 3, which focuses on Design, it is noted in Policy D1 that developments should respond to their local context and be of high-quality architecture that simultaneously maximises the opportunity for urban greening. Subsequently the Draft New London Plan was updated in December 2019 as the ‘Intend to Publish version’⁷, submitted to the Secretary of State and taking into account the Inspectors’ recommendations.

4.9 There are subtle changes in wording of the sections of relevance to townscape and visual matters, such as Policies GG1 and GG2 being changed to ‘objectives.’ However, there are no substantive changes, with the vast majority of Chapter 3 ‘Design,’ the section of most relevance to townscape and visual matters, remaining unaltered.



5. LOCAL PLANNING POLICY

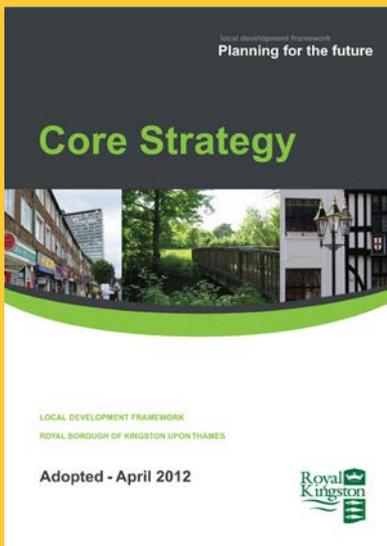
THE CORE STRATEGY, APRIL 2012

5.1 The RBKuT Core Strategy⁹ was adopted in April 2012 and is the main Development Plan Document for the borough, guiding development up until the year 2027.

5.2 The Core Strategy also includes for land use policies that form the legal basis for deciding planning applications, allocating land for development, and encouraging investment in the area.

5.3 Those policies of the Core Strategy that are most pertinent to townscape and visual matters and the Site include:

- Policy KT1 - Kingston Town Neighbourhood;
- Policy DM5 - Green Belt, Metropolitan Open Land (MOL) and Open Space Needs;
- Policy DM6 - Biodiversity;
- Policy CS8 - Character, Design and Heritage;
- Policy DM10 - Design Requirements for New Developments; and
- Policy DM11 - Design Approach.



The Core Strategy (2012)





5.4 Policy KT1 sets out the local strategy for delivery within the Kingston Town Neighbourhood area within which the Site lies. It sets out that the Council will seek to maintain and improve the character, design and heritage of the area by fulfilling the following:

“Protecting and enhancing the features that contribute positively to the character and identity of Kingston Town. For example:

- *the areas of high quality small-medium sized family housing;*
- *the quality of the Thames Riverside, particularly Canbury Gardens and the area north to the Richmond boundary;*
- *key views across the Neighbourhood, such as from Richmond Park towards Kingston Town Centre;*
- *small areas of amenity green space, e.g. grass verges in the Tudor area;*
- *improving attractiveness and safety of pedestrian links to the Hogsmill River; and*
- *enhancing links with Athelstan Recreation Ground.”*

5.5 Policy DM5 relates to the protection of Green Belt, Metropolitan Open Land (MOL) and Open Space Needs, setting out that the Council will:

“a) only allow development on sites adjacent to the Green Belt, MOL or other open space designation that does not have a detrimental impact on its visual amenities and respects the size, form and use of that open space, in accordance with national guidance...;

c) ensure that development proposals do not result in the whole or partial loss of public open space, outdoor recreation facilities or allotments unless a replacement site or facility provides a net benefit to the local community and visitors in terms of the quality, availability and accessibility of open space or recreational opportunities

d) ensure that development proposals do not harm open spaces which:

i. contribute to the character, appearance and heritage value of the Borough’s open space network

ii. create focal points and valuable amenity space within the built up area

iii. form part of an area of value for wildlife, sport or recreation

e) ensure all new provision of sports and play meet qualitative standards and optimise accessibility to all users, including the local community and visitors.”

5.6 Policy DM6 relates to Biodiversity, stating:

“The Council will:

a) ensure new developments protect and promote biodiversity as part of sustainable design, through the inclusion of sustainable drainage, tree planting, soft landscaping, habitat enhancement and/or improvement, green roofs and new or improved semi-natural habitats, where appropriate;

b) require an ecological assessment on major development proposals, or where a site contains or is next to significant areas of habitat or wildlife potential. This should be completed before design work or submission of the planning application; and

c) ensure that new development does not result in a net loss of biodiversity and, where appropriate, should include new or improved habitats and provision for natural and semi-natural public green space, as set out in the Planning Obligations SPD or Community Infrastructure Levy charge.”



5.7 Policy CS8 concerns Character, Design and Heritage and states:

“The Council will protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from inappropriate development and will seek opportunities for sensitive enhancement in these areas and in areas of poorer environmental quality, where the character has been eroded or needs improving. It will use the Borough Character Study and Residential Design SPD to require good design and guide the assessment of development proposals and will seek to ensure that new development:

- *recognises distinctive local features and character;*
- *has regard to the historic and natural environment;*
- *helps enhance locally distinctive places of high architectural and urban design quality;*
- *accords with Neighbourhood ‘strategies for delivery’ set out under ‘Character, Design and Heritage’; and*
- *relates well and connects to its surroundings.*

Tall buildings may be appropriate in the Borough’s town centres; however, some parts of these areas will be inappropriate or too sensitive for such buildings. Relevant SPDs will provide further guidance on this matter and the Council will determine applications for such development on the basis of the criteria in the English Heritage/CABE Guidance on Tall Buildings (July 2007) and the London Plan.

The Council will also require higher standards of design generally to achieve a more attractive, sustainable and accessible environment.”

5.8 Policy CS8 is supported by two additional design-related policies, Policy DM10 and DM11, which concern the design requirements for new developments and the design approach to be taken, respectively.

5.9 Policy DM 10 Design Requirements for New Developments (including House Extensions) states:

“Development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced include the following:

- a. prevailing development typology, including housing types, sizes and occupancy*
- b. prevailing density of the surrounding area*
- c. scale, layout, height, form (including roof forms), massing*
- d. landscape setting and features*
- e. plot width and format which includes spaces between buildings*
- f. building line build up, set back and front boundary*
- g. typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.*

Development proposals should also:

- h. ensure adequate private and/or communal amenity space*
- i. incorporate sustainable design and construction requirements*
- j. incorporate the principles of safe design to reduce the risk and fear of crime, e.g. natural surveillance, appropriate levels of lighting*



k. have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance

l. have regard to local traffic conditions and highway safety and ensure they are not adversely affected

m. protect the quality, character, scale and skylines of sensitive areas and safeguard strategic and local views

n. provide car parking in accordance with the standards in the London Plan

o. ensure provision of public access through all major developments and areas of regeneration to ensure they are socially inclusive and accessible to all users

p. ensure landscaping is an integral part of the overall design of all new developments and that landscaping proposals are submitted as part of planning applications

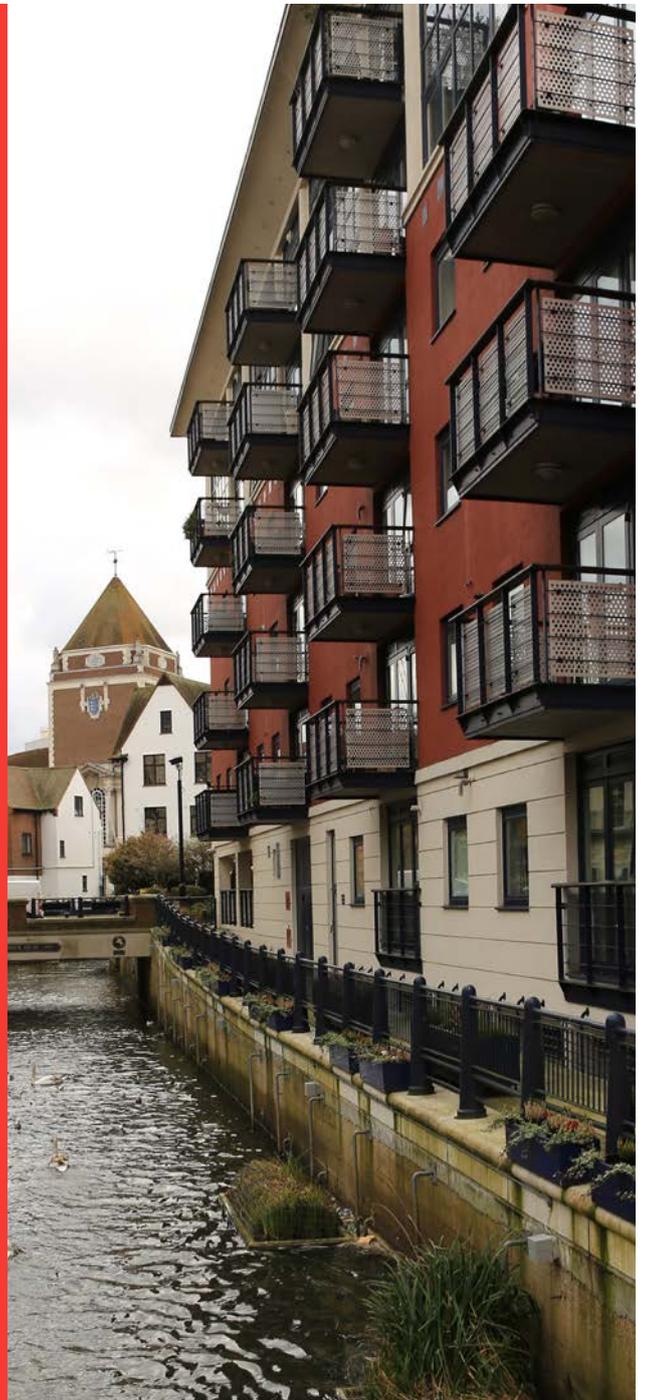
q. have regard to the public realm and to ways in which it can be enhanced as an integral part of the design of the development

r. ensure car parking has minimal impact on design and layout and avoid environments that are unduly dominated by cars

s. make adequate provision for waste facilities, including recycling facilities, and to ensure that these are located (a) where they cause minimal adverse impact on the amenities of the local area, particularly sensitive areas like conservation areas and (b) where they can be adequately accessed and serviced

t. avoid locating structures, including, e.g. telecommunications equipment, building plant, advertisements and signs where they will be visually intrusive and likely to result in an adverse effect on the character and visual amenities of the local and wider area

u. optimise housing output consistent with the local context in accordance with London Plan policies





In addition to the above requirements, the Council will have particular regard to the significant contribution that existing private residential gardens make to:

- v. the Borough's suburban character and distinctive local context*
- w. the provision of valuable private amenity space*
- x. biodiversity and the natural and green environment*
- y. reducing the impacts of flooding and climate change*

The Council will expect new development to ensure that trees that are important to the character of the area or covered by Tree Preservation Orders are not adversely affected. Where trees are to be lost through development the Council will normally require the planting of two specimens for each tree lost. The Council will refuse applications that adversely impact upon the leafy character of the Borough where commensurate appropriate replacement is not provided.

Further detailed guidance relating to residential developments will be included in the Residential Design SPD. The Borough's character and local context area is appraised in the Borough Character Study."



5.10 Policy DM11 Design Approach states:

"New developments...will be expected to be supported by a contextual statement that demonstrates a clear understanding and analysis of the local character of the area. The statement will also be expected to demonstrate how the new development will make a positive contribution to protecting and enhancing the local character of the area. The Council will resist any development that detrimentally affects the quality of the environment.

The Council may adopt a more flexible approach to new development where the existing development lacks any identifiable or cohesive character and/or is located in a lower quality environment; in these circumstances it will seek a high quality development that creates its own distinctive character."

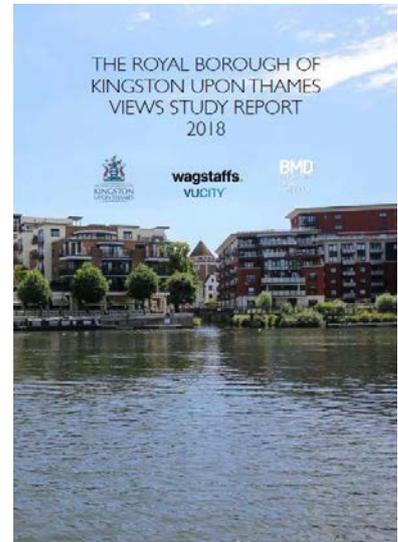


VIEWS STUDY REPORT, 2018

5.11 The Views Study Report (VSR)⁹ forms part of the evidence base for the emerging Local Plan 2020-2041 for the RBKuT, which is currently in the early stages of being prepared.

5.12 The VSR seeks to identify important views around the borough to better understand their importance in relation to the townscape. The VSR is a material consideration in the determination of planning applications, identifying a total of 189 views across the borough of varying importance consistent with the below ranking:

- Very Highly Important Views (VHIVs);
- Highly Important Views (HIVs); and
- Important Views (IVs).



View Study Report (2018)





**ADVICE NOTE 4 'TALL BUILDINGS',
DECEMBER 2015**

5.13 Historic England published Advice Note 4 'Tall Buildings'¹⁰ in December 2015, which updates the previous guidance on tall buildings prepared by English Heritage and CABE, and states that a tall building should satisfy the following design criteria:

- *“Architectural quality;*
- *Sustainable design and construction;*
- *Credibility of the design;*
- *Contribution to public space and facilities;*
- *Consideration of the impact on the local environment (and particularly at ground level); and*
- *Provision of a well-designed inclusive environment.”*

**Advice Note 4 'Tall Buildings'
(2015)**



5.14 The guidance notes in Paragraph 4.5 that a high quality tall building scheme will have a positive relationship with the following:

- *“Topography;*
- *Character of place;*
- *Heritage assets and their settings;*
- *Height and scale of development (immediate, intermediate and town-or city-wide);*
- *Urban grain and streetscape;*
- *Open spaces;*
- *Rivers and waterways;*
- *Important views including prospects and panoramas; and*
- *The impact on the skyline.”*

5.15 As set out in Paragraph 4.8, in order to deliver architectural quality there must be consideration of a tall building's:

- *“Scale;*
- *Form and massing;*
- *Proportion and silhouette;*
- *Facing materials;*
- *Detailed surface design;*
- *Relationship to other structures;*
- *Impact on streetscape and near views;*
- *Impact on cityscape and distance views; and*
- *Impact on the skyline.”*

5.16 Paragraph 4.9 goes on to state that:

“Tall buildings need to set exemplary standards in design because of their scale, mass, wider impact and likely longevity. Good design will take the opportunities available for improving the character and quality of an area and respond to local character and history...”

5.17 While Paragraph 4.10 notes that:

“...Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.”



BASELINE CONDITIONS



6. TOWNSCAPE SETTING

LAND USE, SCALE & PATTERN

6.1 The Site encompasses the Cambridge Road Estate, an irregular shaped plot equating to approximately 8.63 hectares (ha) within the built-up area of Norbiton in Kingston, as shown in the adjacent Site Context / Location Plan.

6.2 The Estate itself fronts onto Cambridge Road in the north and is bordered by Bonner Hill Road to the south. It was first developed in the late 1960s and primarily comprises a series of large scale residential maisonette blocks (typically four/five storeys in height) arranged around areas of publicly accessible space, including defined areas of play space, and smaller scale terrace runs (generally two storeys in height). The Estate also features four [4] 15 storey towers, namely Madingley; Brinkley; Graveley; and Childerley.

6.3 Also integrated within the Estate is a hotel; a pub; and a single storey community hall (Piper Hall). Cluttered streetscapes and carparking is a common sight across the Estate, which is readily perceived from the elevated podiums and high-level link walkways.

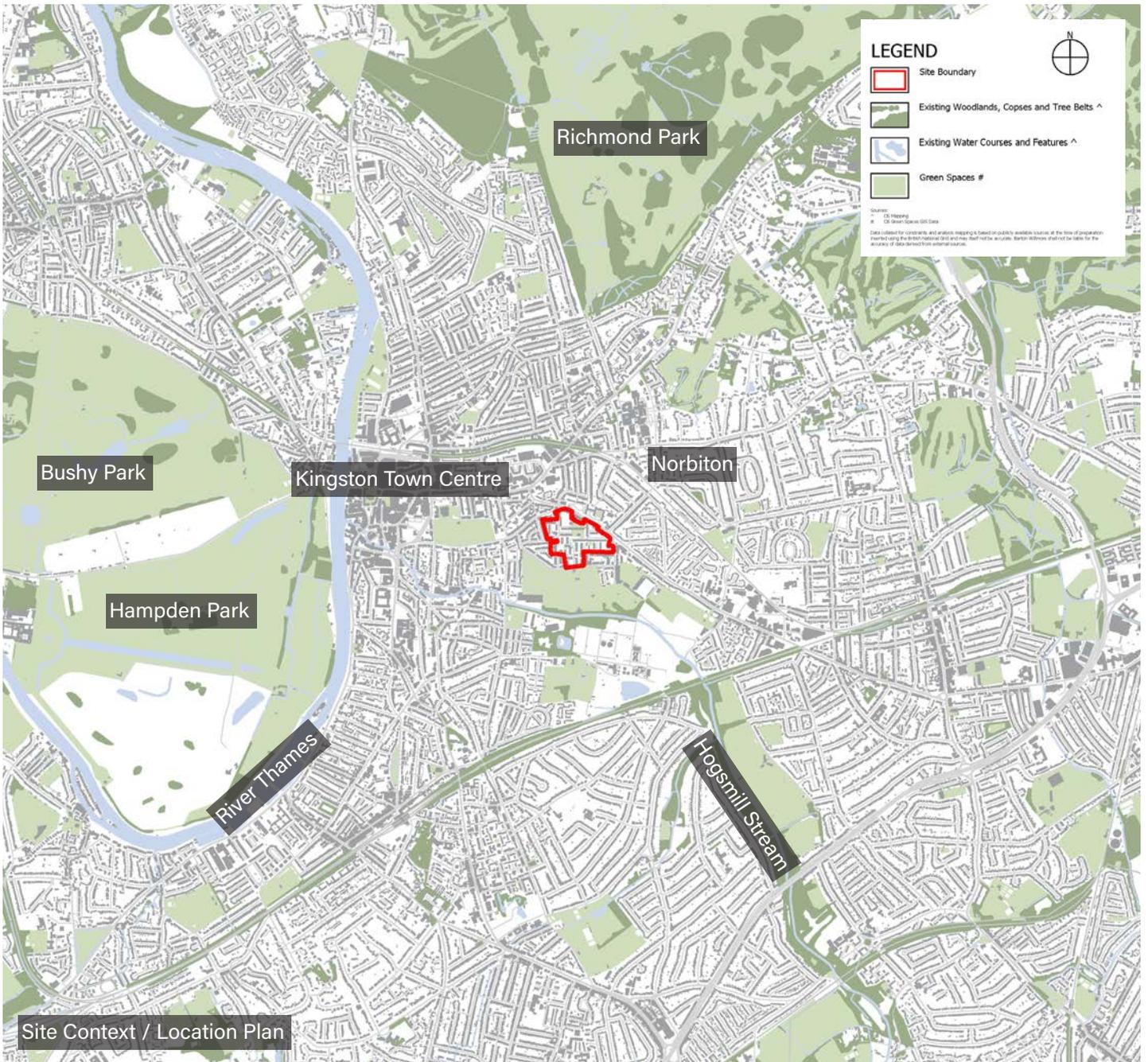
6.4 The contrasting building typologies across the Estate results in a confusing urban structure that is exacerbated by the level changes across the Estate and extent of street clutter. Wayfinding and legibility is difficult, with many routes both poorly lit and lacking passive surveillance. Cul-de-sacs also predominate and there is a general air of the Estate being cut off from the wider urban fabric rather than being well integrated.

6.5 There is an established vegetation structure dispersed across parts of the Site, including 17 Category A trees and 82 Category B trees (with additional Category C and U trees, and ornamental shrubs and grass cover also present within the Site). However, despite this extent of vegetation cover present there is generally the perception of being within a 'hard' urban environment rather than one of a more sylvan nature, outwith the established areas of green space such as Madingley Green.

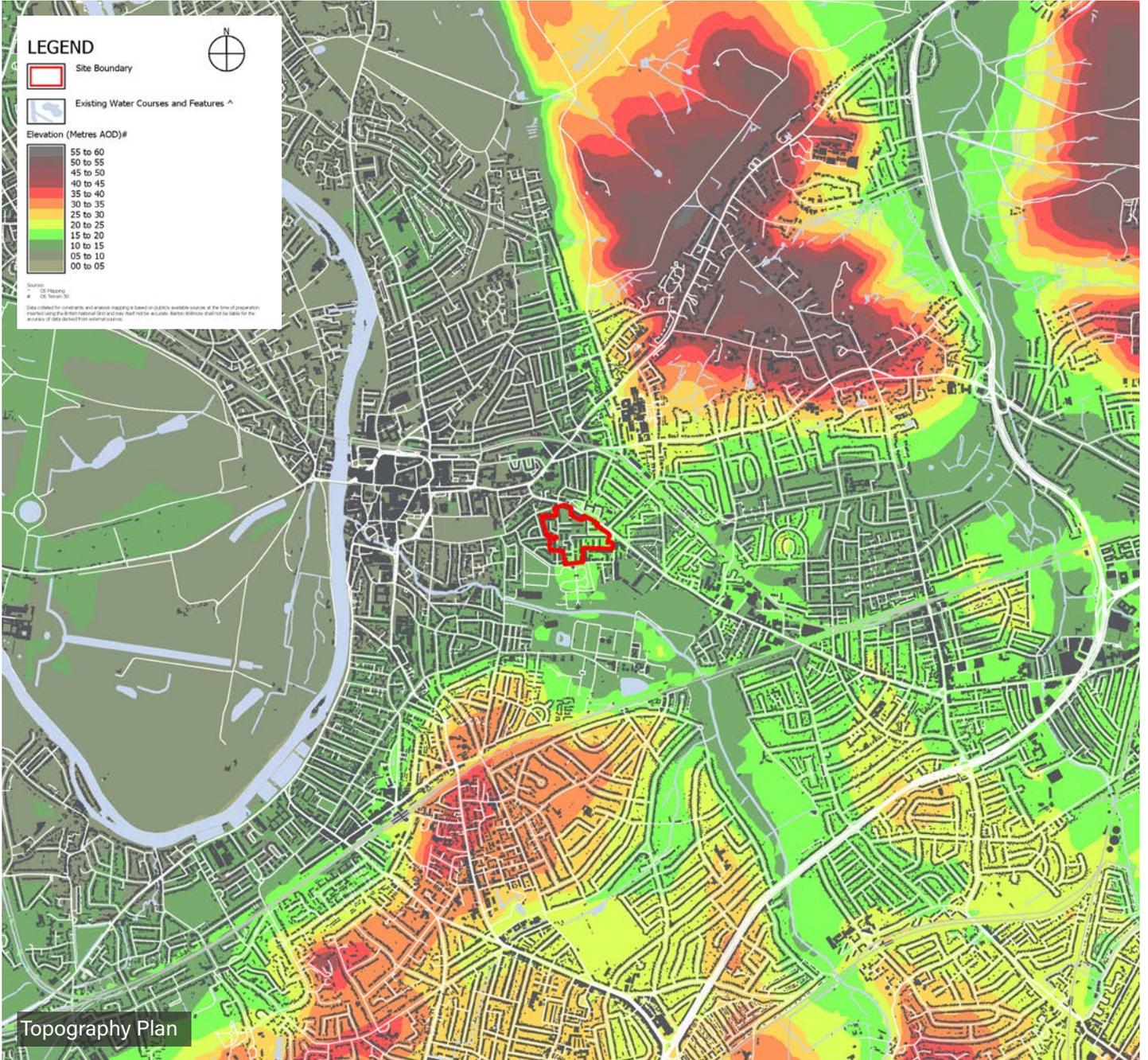
6.6 A new area of student accommodation adjoins the Estate to the north, beyond which lies the development of Cambridge Gardens that rises to seven storeys. A footpath passes through this development facilitating access to Norbiton train station, approximately 400m to the north. South of the Estate lies the expansive area of Kingston Cemetery, while to the immediate west is an area of two storey residential properties arranged across a mix of linear and curved streets. Similarly, two storey residences predominate in the townscape to the east, broken up by the presence of the Kingsmeadow stadium.

6.7 Further afield, the densely developed centre of Kingston lies to the west, centred on the eastern side of Kingston Bridge including Kingston Riverside and the Royal Quarter residential blocks, the Doubletree Hotel and Bentall's shopping centre. The contrast in heights of built form is marked between the central area of Kingston and the surrounding residential suburbs.

6.8 Other notable locations in the Site's context include Richmond Park to the north (approximately 1.2km from the Site) and Bushy Park / Hampton Court Park to the west (approximately 1.4km distant from the Site).



BASELINE CONDITIONS





TOPOGRAPHY AND HYDROLOGY

6.9 As demonstrated by the accompanying Topography Plan, the Site lies at a height of between 10m to 20m Above Ordnance Datum (AOD), with the Site forming the lower reaches of a sloping landform that continually rises to a broad ridgeline that extends within Richmond Park to a height of approximately 60m AOD.

6.10 The River Thames is the main river that flows through Kingston Upon Thames, broadly flowing south to north before heading eastwards at Richmond towards central London and the Thames Estuary. There are two river crossings at Kingston, one road and one rail, and very little connectivity between the two sides of the river until pedestrian and ferry crossings between Teddington and Ham over 2km north-west of Kingston Bridge. The River Thames lies approximately 1km to the west of the Site.

6.11 South of the Site, beyond the cemetery, the Hogsmill River flows westwards where it feeds in to the River Thames. South of the Hogsmill, the landform again rises consistently whereby much further afield it meets the downland landscape of the Surrey Hills.

6.12 The changes in level within the area surrounding the Site adds a variety to the views experienced and helps to absorb some of the taller buildings present. Typically, in those elevated locations where more distant views are likely to be obtained, visibility is often curtailed by the extent of tree cover that occupies the higher ground. Conversely, in the lower lying parts of the landscape the built form similarly truncates views. The visual envelope of the Site and any potential development within it is therefore largely limited in extent.



HERITAGE ASSETS

Historical Development

6.13 The historic core of Kingston is centred to the east of Kingston Bridge. The town developed as a medieval market town around a bridge which, when constructed in the 13th Century, was the first upstream crossing of the Thames from London Bridge. By the mid 18th century Kingston was the hub of four major turnpike routes, including the ten-mile route from Kingston to London including Kingston Hill.

6.14 Much of the surrounding built-up area of Kingston to the west and north was established by the early 1900s, with the immediately adjoining residential area to the west springing up between the first and second world wars. The predominantly residential areas between Norbiton and New Malden began to emerge during this same period, and by the mid 1960s were well established. At this time a more sinuous layout of built form existed within the Site, which was then later replaced with the more perimeter block style layout of the Estate that we see today.

Conservation Areas

6.15 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990¹¹ requires that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character and appearance of conservation areas. Trees in conservation areas are afforded protection as they and other landscape features often contribute to the special character of a conservation area.

6.16 The Site does not lie within, nor does it adjoin a conservation area, although there are a number of conservation areas in the Site's wider setting, including:

- Fairfield/Knights Park, which lies approximately 300m to the west at its nearest point;
- Park Road, which lies approximately 450m, to the north of the Site at its nearest point; and
- Grove Crescent, which lies approximately 650m to the south-west of the Site at its nearest point.

Listed Buildings

6.17 There are a number of statutorily listed buildings within the surrounding area. Notable listed buildings in the vicinity of the Site include:

- The Grade II Mortuary Chapels;
- The Grade II Tomb of Dorothy Frances Victoria Burton;
- The Grade II Old Mill House;
- The Grade II Church of St Peter; and
- The Grade II Vine House.

6.18 In addition, locally listed buildings in the vicinity of the Site include:

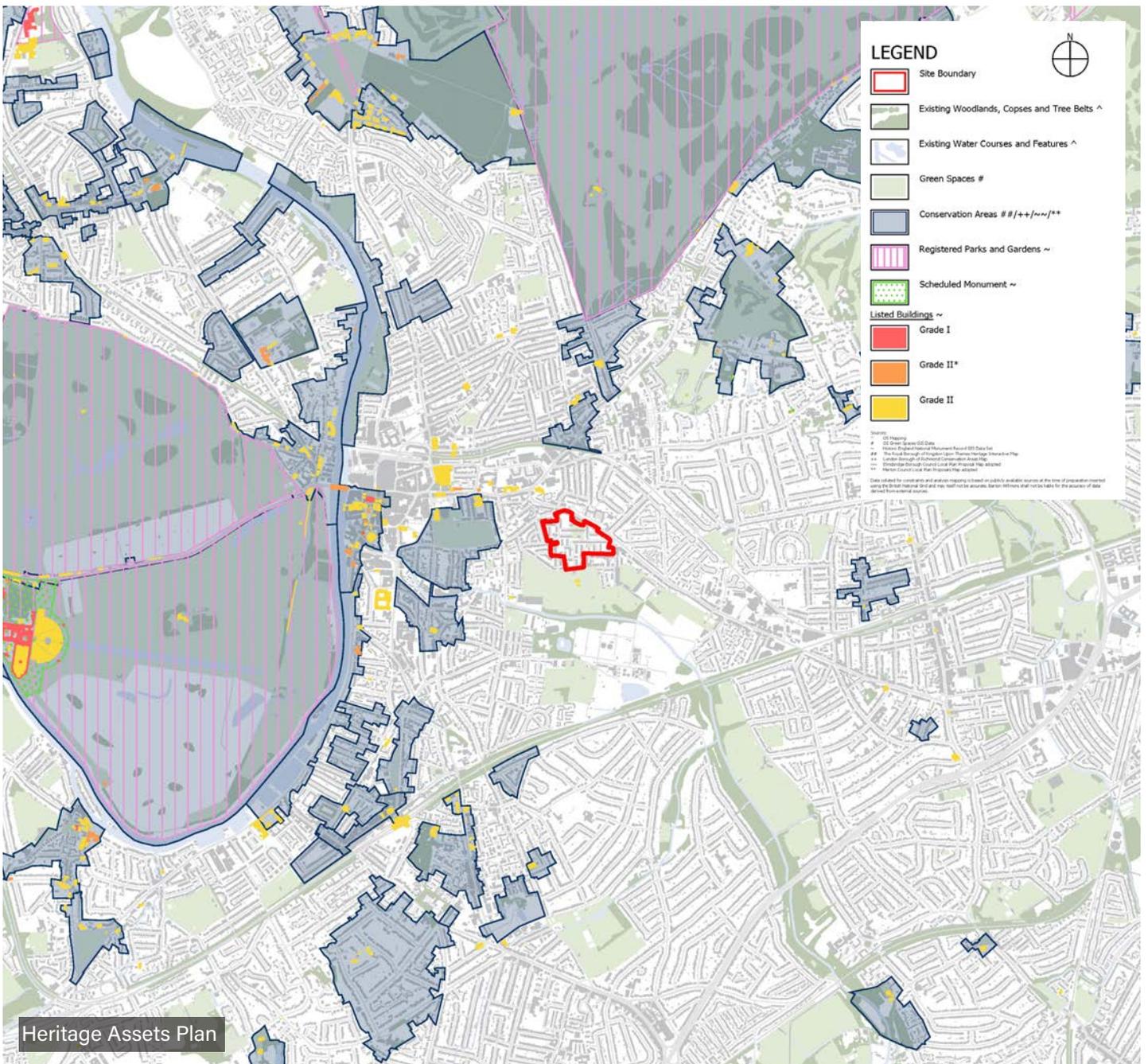
- 11A Church Street; and
- St Joseph's RC Primary School Fairfield Road.

Scheduled Monuments

6.19 There are no scheduled monuments within the vicinity of the Site, with the nearest located at Clattern Bridge.

Registered Park and Gardens

6.20 The nearest Registered Park and Garden to the Site is Richmond Park, which is located approximately 1.2km to the north.



7. TOWNSCAPE CHARACTER

PUBLISHED NATIONAL CHARACTER

7.1 As part of Natural England’s responsibilities in delivering the Natural Environment White Paper¹², Biodiversity 2020¹³ and the European Landscape Convention¹⁴, Natural England has developed a series of National Character Area (NCA) Profiles.

7.2 These NCA Profiles provide a broad range of information including an outline of the key characteristics of a given area; a description of the ecosystem services provided and how they relate to people, wildlife and the economy; and they identify an array of opportunities for positive environmental change.

7.3 The Site lies on the eastern edge of NCA Profile 115: Thames Valley¹⁵, with Inner London (NCA112)¹⁶ to the east. The key characteristics of this NCA Profile are outlined as follows:

- *Although densely populated and developed, pockets of woodland, open grassland, parkland, wetlands and intimate meadows provide escape and tranquillity, and include a variety of habitats supporting important populations of many species, notably stag beetle, shoveler, gadwall and other invertebrates and wildfowl;*
 - *Towards London in the east, the natural character of the area is overtaken by urban influences: a dense network of roads (including the M25 corridor), Heathrow Airport, railway lines, golf courses, pylon lines, reservoirs, extensive mineral extraction and numerous flooded gravel pits;*
 - *To the south, the open Thames flood plain dominates, with its associated flat grazing land, becoming characterised by a number of formal historic landscapes on higher ground. Between Hampton and Kew, the River Thames forms the focus of a series of designed landscapes;*
 - *The river is closely associated with numerous historic places and cultural events, such as the signing of Magna Carta at Runnymede. Tourists from all over the world are drawn to the rich heritage of the area, flocking to attractions like Hampton Court Palace and Windsor Castle; and*
 - *The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies.”*
- *“Flat and low-lying land, rising to low, riverterraced hills which include the prominent local outcrop of chalk on which Windsor Castle sits;*
 - *The underlying geology is dominated by the London Clay which, over much of the area, is overlain by river-lain sands and gravels;*
 - *The numerous hydrological features provide unity to an area which otherwise lacks homogeneity; these features include the River Thames and its tributaries...;*
 - *Farming is limited. Where it survives, grazed pasture is the major land use within a generally open, flat and featureless landscape...;*



PUBLISHED LOCAL CHARACTER

7.4 The Kingston 'Towards a Sense of Place'¹⁷ character study document was published in January 2011 by the RBKuT, and identifies a series of character areas and character types across the borough:

- Urban;
- Inner Suburban;
- Outer Suburban; and
- Rural/Open.

7.5 The Site is identified within the Urban character type, defined as:

"Mixed use areas such as town centres, busy local centres and main roads. Higher proportion of flats and smaller terraced houses. Dense development, medium building footprints and scale, 800m walking distance of a town or district centre or along main arterial routes. Wide range of building heights."

7.6 The wider Townscape Character Area (TCA) within which the Site is identified - 7, Norbiton - is described as follows:

"...Today, Norbiton is an area of contrasts. A coherent urban swathe to the north is cut by a car-dominated, depressing approach road to the town, where townscape quality has been 'gutted'. It hides a copious, green and visually open hinterland to the south. This green oasis, save the cemeteries and the town tip, have restricted access. Through it runs the Hogsmill river, a valuable natural asset which has been largely secured against the enjoyment of people."

Kingston Character Study (2011)



7.7 Within the description of built form, across the area the following is noted:

"Some squalid houses were built around Kingston cemetery which opened in 1855. Little of the better quality, later 1880's/1890's housing remains, and is mostly clustered around Hawks Road and Gordon Road. The majority of the area north of Kingston Cemetery dates from the turn of the last century. This period of building also established housing between London Road and Norbiton Avenue and along the eastern half of Gloucester Road. The council built the estate east of Gloucester Road by the 1930's."

7.8 The wider Norbiton TCA is further subdivided into 11 TCAs, with the Site located within TCA 7-6 'Kingston Road including the Cambridge Road Estate', which is identified as an "area requiring enhancement to reinforce identity".



TOWNSCAPE CHARACTER STUDY

7.9 The townscape character sub-areas identified for Norbiton include:

- 7-1: Gordon Road/Birkenhead Avenue;
- 7-2: London Road;
- 7-3: Norbiton;
- 7-4: Neville Road;
- 7-5: Douglas Road;
- 7-6: Kingston Road including the Cambridge Road Estate;
- 7-7: Hawks Road;
- 7-8: Bonnerhill Road;
- 7-9: Dawson Road;
- 7-10: Hampden Road; and
- 7-11: Norbiton Green Spaces.

7.10 The extent and spatial distribution of the sub-areas identified are illustrated on the adjoining Townscape Character Plan. A brief description of each sub-area relevant to the Site is provided in this section.

7-3: Norbiton

7.11 This sub-area lies to the north of the Site and is described as comprising "*Late Victorian detached villas largely intact front boundaries. Some street trees but a sea of street parking. High quality architecture to streetscape...*" and going on to state "*...cohesive scale and form is pleasing on the eye. Differs at ends of streets, in a variety context. Station Place – coherent scale and mass to the shops opposite on Coombe Road. Most front boundaries are intact and houses undisturbed by 'enlargement or improvement'. A modest scale with elegantly stepped terrace*".

7-4: Neville Road

7.12 This sub-area lies to the north-east of the Site and is noted as "*a rat-run*". The published description goes on to state "*a less dense, less extravagant architecture than Cobham Road, less detailed, more glass*".

7-5: Douglas Road

7.13 This sub-area extends to the east of the Site and is described as having "*eroded front boundaries and a lack*

of street trees", with the description going on to note the area consists of "*semi-detached houses where townscape cohesive character has been degraded by 'doing-up'...*".

7-6: Kingston Road including the Cambridge Road Estate

7.14 This sub-area encompasses the Site, which is specifically referenced as follows:

"The height and mass of the tower blocks are well set apart—the key character issue is the ground level which is disturbing. The public realm has disappeared. No ownership, unclear routes. Garages as inactive edge. Suggest remodelling blocks/removing garages. Potential to redevelop estate with replacement taller towers with clearer defined, high quality groundscape."

7-7: Hawks Road

7.15 This sub-area lies to the north-west of the Site and is "*a poor character area because of car domination*" while also noting "*no street trees, and a dishevelled public realm*".

7-8: Bonnerhill Road

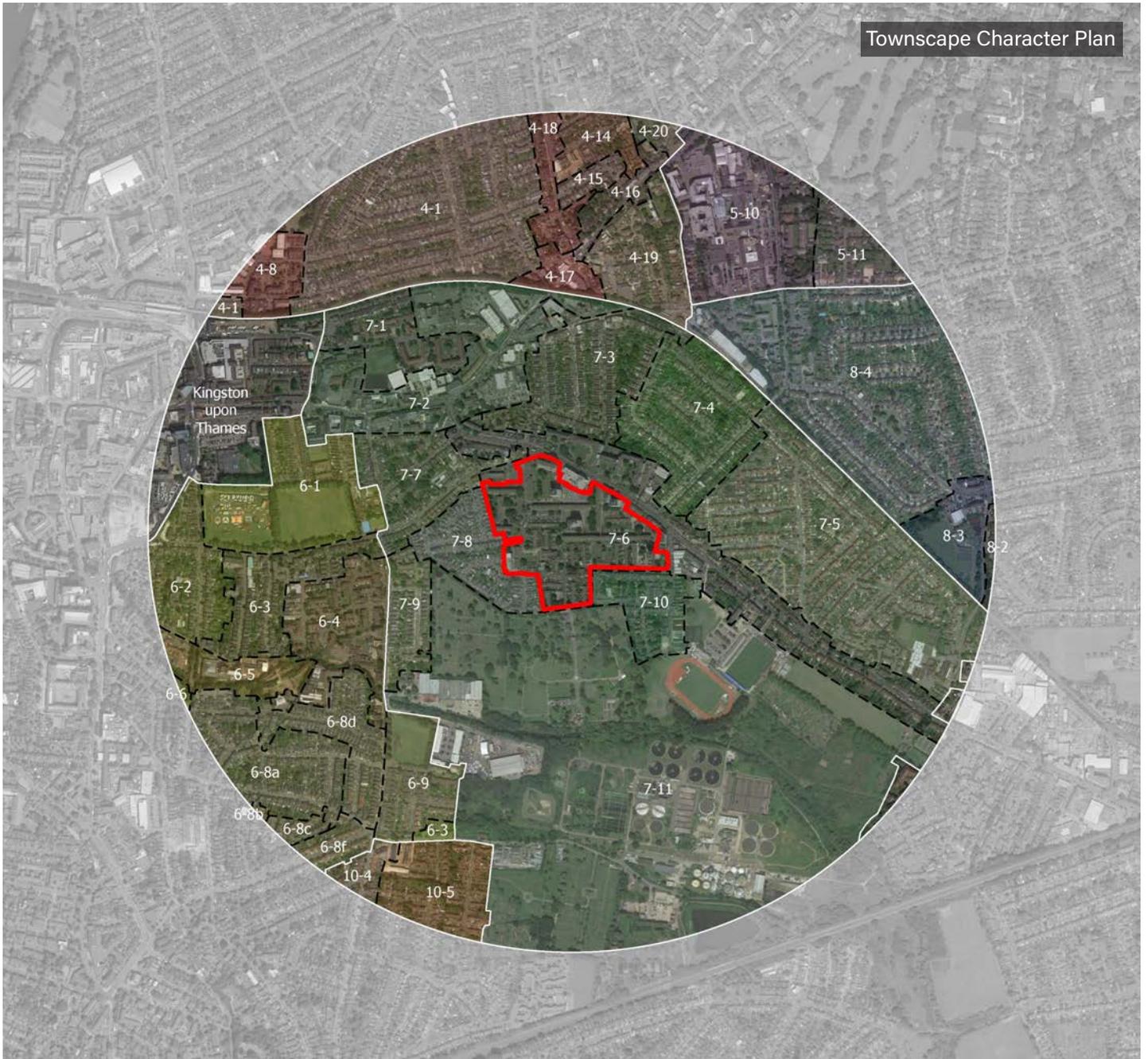
7.16 Lying to the west of the Site, this sub-area is "*characteristic of houses in a topography where they step down the hill or snake around curves*" and of "*high quality design of layout and houses of 2-storey, semi-detached*".

7-10: Hampden Road

7.17 This sub-area lies to the south-east of the Site and "*is one of contrast*", albeit noting that "*Bonnerhill Road has a mixture of 2-storey substantial cottages*" and "*Vincent Road has a largely undisturbed 2-storey form*".

7-11: Norbiton Green Spaces

7.18 This sub-area to the south of the Site is described as "*the open and green spaces, including the Hogsmill River, are an asset to this area and to wider Kingston*".





8. VISUAL APPRAISAL

VISUAL AMENITY EXPERIENCE

8.1 A visual appraisal was undertaken from the surrounding townscape context in order to determine the nature and extent of views towards the Site and to identify those areas that currently obtain views of the built forms within the Site and where visibility of the Development is likely. In addition, the visual appraisal sought to help understand the character and appearance of the surroundings within which the Site lies.

8.2 A series of photographs were taken in late February and early March 2020 during clear weather and winter conditions, so as to maximise the potential extent of visibility on account of reduced leaf cover. These photographs were taken from areas to which the public readily gain access i.e. along roads and pavements and within areas of publicly accessible open space.

8.3 As demonstrated in Photographs A - G, the built vernacular surrounding the Site is varied, with no overriding vernacular. In general terms, the existing Estate and scale of built form ties in with other large scale buildings along Cambridge Road, although much of the surrounding area does comprise two storey residences. Larger scale built form is also evident within Kingston Town Centre, while further afield large areas of open green space encircle the built-up context.

8.4 The visual appraisal found that for the most part, views towards the Site and existing buildings were limited from the surrounding area due to the urban grain obstructing far-reaching views. However, where road alignments allowed or from areas of open space, the existing high-rise tower blocks in the Site often formed prominent features in the backdrop of views.





- A | The Site
- B | The Site
- C | Cambridge Gardens
- D | ViBe Student Living
- E | Bonner Hill Road
- F | Kingston Town Centre
- G | Bushy Park





DESIGN / STRATEGY



9. CONSIDERATION OF THE DEVELOPMENT

OPPORTUNITIES

9.1 There are a number of opportunities to development within the Site. From the townscape and visual analysis the Site is considered to present the following opportunities for development:

- The Site is not covered by any national or local landscape/townscape designations;
- The Site is within the built-up area of Kingston and is already characterised by large scale massing of typically residential use that does not positively contribute to the locality;
- The Site exhibits an existing vegetation structure that can aid in integrating development and form part of a new public realm and green infrastructure; and
- The Site suffers from a sense of seclusion and segregation from the wider surroundings, with wayfinding through the area often confusing.

OPTIMISATION STRATEGY

9.2 The design of the Development has evolved as part of an iterative process and has been informed by the findings of the baseline townscape and visual amenity conditions. Consideration of the above baseline conditions has informed the proposed layout within the Site, the scale and massing of introduced built elements, and the extent and arrangement of different landscape treatments.

9.3 Key primary mitigation measures that have been embedded within the design of the Development as part of an iterative process include:

- Distributing areas of public realm and green space throughout the Site in line with the proposed landscape treatment strategy to ensure that the introduced built forms are set within a robust and coherent landscape framework, while retaining 69 Category A and B trees across the Site;
- Ensuring that the arrangement and layout of building plots creates a clear and legible street network that assists in wayfinding while also providing for passive surveillance opportunities;
- Creating a predominantly residential neighbourhood, albeit generally with some differing land uses at ground and first floor levels to help create active frontages and animation in the streetscene (within Plots C, G and K in the northern parts of the Site and tying in with the existing varied uses along Cambridge Road), thus culminating in a more dynamic neighbourhood; and
- Defining vertical parameters to the plot building heights so as to provide visual interest in the skyline and to assist in legibility and wayfinding and creating an appropriate transition in height between the Estate and the surroundings.

9.4 The design strategy assumes that the Development is brought forward on the basis of the above principles. The ongoing maintenance, management and future growth of all planting proposals is considered to form part of the secondary mitigation measures and is accordingly the basis of the assessment of residual townscape and visual effects for the Development during the Operational Phase at Year 15.



ASSESSMENT

10. TOWNSCAPE EFFECTS

OVERVIEW

10.1 The Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) make clear and emphasise that the approach to the assessment of effects should be proportionate in relation to the scale and nature of the development proposal and the likelihood for significant effects to arise.

10.2 In this regard, the scope of the assessment of townscape effects is limited to TCAs 7-6 'Kingston Road including the Cambridge Road Estate'; 7-8 'Bonnerhill Road'; 7-10 'Hampden Road'; and 7-11 'Norbiton Green Spaces', as the remaining TCAs are either at sufficient distance from the Site and the Development or their geographical extent is so extensive that significant effects are unlikely to arise.

10.3 Notwithstanding the above, it is acknowledged that there is potential for intervisibility with the Development to arise from exceptionally localised areas within the surrounding townscape areas. However, this intervisibility is considered to be unlikely to alter the experiential qualities of each TCA and in the interests of proportionality as advocated in the best practice guidance, these effects are therefore considered as part of the visual assessment, from static viewpoint locations that are representative of typical receptor groups.

10.4 Judgements on the susceptibility and value of each TCA considered in order to determine sensitivity are set out in Appendix A.2.

CONSTRUCTION EFFECTS

10.5 The principal activities that will have an effect upon townscape character during the construction phase include:

- Introduction of new temporary elements, including material stockpiles, plant and machinery (including excavation and drilling equipment), fencing/hoardings, lighting and construction Site compounds (including welfare facilities);
- Increased movement of construction traffic, plant and machinery within the Site and the surrounding townscape, including for foundation activities (such as drilling or pilling);
- General realignment and construction of temporary and permanent utility connections;
- Groundworks, including modifications to the underlying landform and the introduction of new areas of structural planting and ecological habitat; and
- The demolition of existing buildings and structures, and the erection of new buildings and associated infrastructure, including highways, landscaping, servicing space and other works incidental to the operation of the Development.

10.6 The construction phase will undoubtedly result in alterations to the townscape, some of which will be temporary (i.e. the introduction of plant and machinery and associated activities), while some will be longer term and also apparent during the operational phase (i.e. the emergence of built form). For further information on the construction phasing, refer to the ES Volume 1 Chapter 5.



10.7 The introduction of the plant and machinery, material stockpiles, welfare facilities, and construction traffic to facilitate the demolition of the existing buildings and the construction of the Development will result in a direct impact to the TCA within which the Site lies (TCA 7-6). These will be perceived as detracting features over a prolonged period (temporary) spanning the entire construction period (2021 to 2033), albeit over a phased period. Nonetheless, at times the phases of the Development will overlap and this will read as a clear intensification of work in the TCA, yet on the other hand help to signify the urban regeneration of the area.

10.8 Overall though, the demolition and construction works will cause a total alteration to the Site, with their extent and duration meaning that a large part of the TCA will be affected for a prolonged (albeit temporary) period. Not only will the works mean that the experiential qualities of the area are diminished, but the way in which it is physically enjoyed will be altered as these works will result in areas becoming no longer publicly accessible while the continuous movement and/or presence of construction vehicles and workers in the TCA will have a negative impact upon the daily use of the area.

10.9 As a result a Large magnitude of effect will arise, which coupled with the Low sensitivity of the TCA will result in a Moderate Adverse significance of effect.

10.10 From the surrounding TCAs, whilst the construction activities associated with the Development will not occur directly with their extents, the introduced tall plant and machinery (including cranes) will be perceived as detracting elements in their settings.

10.11 With respect to TCA 7-8 and TCA 7-10 the ongoing demolition and construction works will be clearly perceived within the setting of these areas, due to their proximity to the existing Cambridge Road Estate and the way in which these existing high-rise towers contribute to sense of place in these areas. The introduced plant and machinery will be perceived from large swathes of these TCAs. Generally, the existing built form does present as a detractor in the setting of these TCAs, although the introduction of plant and machinery will be perceived as a negative change as they will comprise discordant elements that lead to a sense of instability in the wider townscape. On the basis of the above a Medium magnitude of effect will arise for both of these TCAs, which coupled with their Medium sensitivity, will result in a Minor Adverse significance of effect.

10.12 Concerning TCA 7-11, the ongoing demolition and construction will be perceived within its setting but only from discrete parts. Generally the context to the TCA will remain unaltered or where the tall plant and machinery is perceived it will be at sufficient distance so as to not overly alter the experiential quality of the area. On balance a Small magnitude of effect will arise, which coupled with the Medium sensitivity of the TCA will result in a Negligible Adverse significance of effect.

10.13 It is of note that construction townscape effects, while of a prolonged duration, are temporary and during the course of the phasing strategy new built forms will appear (see ES Volume 1 Chapter 5), resulting in the incremental creation and definition of a new neighbourhood in this part of Kingston.



OPERATIONAL EFFECTS - YEAR 1

10.14 The introduction of the Development within the townscape will generally be perceived in a positive light as it will result in a new high-quality development and complementary land use on the Site, replacing those elements that are in a poor condition and detract from the scenic qualities of the surrounding townscape. The overall form, layout, mass and scale of the Development will help to reinvigorate this area and will signify the urban regeneration of the area.

10.15 Following completion of the Development a large part of the TCA (TCA 7-6) within which the Site lies will be directly altered. The proposed built forms will represent a higher aesthetic quality than the current state of the Site (with much of the existing built form in a poor state of repair and of a dated appearance that has not aged well), with their block structure arrangement enabling enhanced permeability and connectivity through the Site in a more cohesive and legible manner, bringing about direct and easily understood connections between the surrounding road network and also the retained assets within the Site such as Madingley Gardens and Piper Green.

10.16 The Development will also incorporate new areas of public realm and landscape planting that will enhance the landscape structure, biodiversity and scenic and perceptual qualities of much of the TCA.

10.17 The distribution of height across the Site will also contribute to enhanced legibility and wayfinding in the TCA, with the taller forms in particular perceptible across much of the TCA. The general decrescendo in height from north to south will also facilitate the Development being fully integrated and absorbed into the townscape fabric, such that it will form a coherent part of the wider skyline and integrate with both the existing tall built form along Cambridge Road and the surrounding two storey context.

10.18 Within Phase 1, the predominantly brick materiality, tonality and detailing of the introduced buildings will complement the surroundings. The introduced buildings will be perceived as new high-quality architecture and will create a more unified and visually pleasing appearance that brings about a renewed sense of identity and distinction to the area that is positive, changing the face of the Estate, and enhancing the character of the townscape.

10.19 Overall the Development will affect a large part of TCA 7-6, resulting in a slight improvement to the townscape resource. There will be a large magnitude of effect resulting in a Minor Beneficial significance of effect.

10.20 From the surrounding TCAs, whilst the Development will not be located directly within their extents, some of the introduced buildings will be perceived in their setting. The removal of detracting features and introduction of new built form will largely represent a beneficial change and positive land use that enhances the visual setting to each TCA.

10.21 The taller built forms within Plots C, G, H, J and L will introduce articulation to the skyline that will integrate with existing larger scale built forms in the surrounding townscapes, while drops in the peripheral parts of the Site to the south, east and west will create an appropriate transition in scale to these taller elements. The incorporation of Development Zones within the outline parts of the Development that are broken into distinct plots will ensure that the Development does not read as one mass in the setting to the TCAs but instead a series of complementary built forms that are knitted into the urban fabric.

10.22 With respect to TCA 7-8 and TCA 7-10 the introduction of the Development will bring about a Medium magnitude of effect that will result in a Negligible Beneficial significance of effect. Concerning TCA 7-11, from which the degree of perception of the Development is diminished on account of its more insular nature, the magnitude of effect will be Small and on balance a Neutral significance of effect will arise.



Artistic Impression of the Development



11. VISUAL EFFECTS

OVERVIEW

11.1 The assessment of visual effects considers the impact that the Development will have on the visual amenity of the visual receptors at the identified key views. The locations of the key views are illustrated in the adjoining Viewpoint Location Plan. These are not intended to be an exhaustive list of the visual impacts that will arise, but rather are intended to be representative of the viewing experience in the vicinity of the Site and surrounding area.

11.2 For clarity, the locations of these viewpoints and their method of visualisation (as depicted in the accompanying wireline and rendered images provided by Realm) have been agreed through pre-application consultation with the LPA and were also outlined within the ES Scoping Report (Appendix 2.1).

11.3 During the construction phase, sensitive visual receptors nearest to the Site are generally more likely to experience the most apparent changes to their visual amenity. Often, construction activities constitute the most apparent visual effects of any scheme, owing to the generally larger scale of tall plant and machinery in comparison to a completed built form, combined with the movement of construction activities also drawing the viewers' eye.

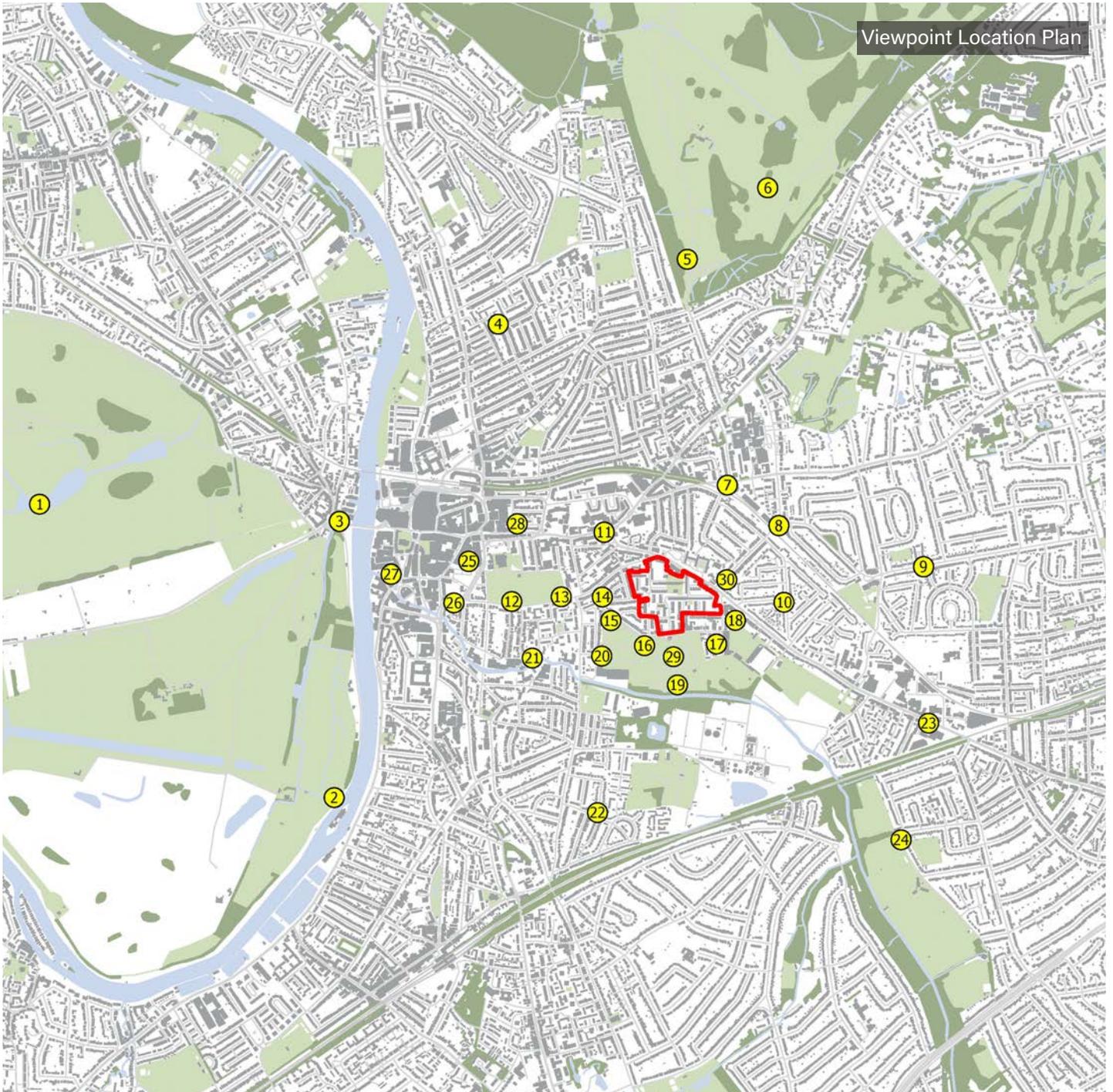
11.4 In this instance, the tall plant and machinery associated with the construction of the proposed built forms will be visible across a wide area in the backdrop of views, albeit often partially screened by intervening built form and vegetation. In some instances it is the reality that the phasing strategy will result in the emergence of built forms that will screen later phases of much of the construction work (see ES Volume 1 Chapter 5). Over time the amenity

experience is likely to improve for these receptors, through the cessation of works and completion of subsequent phases of high-quality development. A similar vein is to be anticipated with regard to townscape effects, whereby over time the future vitality of the area will incrementally reveal itself through the build out of subsequent phases.

11.5 Once completed, the extent to which the introduced built form of the Development is perceived as a beneficial or adverse contributor to the views obtained is dependant on context and the visual amenity of the receptor in question. Generally the removal of the existing built form within the Site and the introduction of the Development will enhance the viewing experience, although it would be remiss not to acknowledge that there are areas where the outline elements of the Development will result in adverse effects.

11.6 These infrequent incidences are generally where views of the outline elements of the Development are obtained at close proximity and where the composition of the view will be vastly altered, with the introduced built forms appearing to be large in scale, height and mass, and lacking the benefit of any detailing or articulation (these factors form part of the supplementary mitigation measures, which will be addressed through reserved matters applications).

11.7 The following section provides an assessment of visual effects at construction and at Year 1 at the identified viewpoint locations, with Appendix A.3 providing a summary of the likely effects that will occur for the identified representative visual receptors. In summary, it is considered that the overarching effect on visual amenity does not amount to an unacceptable impact.





1

VIEW EAST FROM BUSHY PARK - HERON POND

Existing

11.8 The view is orientated to the east and located within the Registered Park and Garden of Bushy Park. An expanse of level open grassland extends from the foreground into the background of the view, and is framed by mature vegetation that results in an insular viewing experience. Nonetheless, built elements within Kingston town centre are visible in the backdrop of the view, albeit heavily filtered by the enclosing mature vegetation. Tall cranes punctuating the skyline do however draw the eye and slightly diminish the visual amenity experience.

11.9 The view is considered to be of High value as it is located within a nationally designated area and is identified as a protected view within the RBKuT View Study Report.

11.10 Visual receptors at this locality will include those in the pursuit of outdoor recreation and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.11 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view, breaking the skyline above Kingston. However, due to the substantial distance they will not be immediately apparent and a Very Small magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.12 Once completed, the Development will be screened from view by the intervening mature vegetation. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.





2

VIEW NORTH-EAST FROM THAMES PATH - HAMPTON COURT

Existing

11.13 The view is orientated to the north-east and is situated on the bank of the River Thames. The Thames Path bends out of sight to the left of the view, alongside which flows the River Thames - its visibility partly curtailed by the intervening bankside vegetation. The opposing bank of the Thames is visible in the middle ground of the view, beyond which the built fabric of Kingston is visible. The buildings, of a mix of vernacular, materiality and scale (ranging in height between four and ten storeys), form the backdrop to the view - with their façades partly obstructed by mature trees.

11.14 The view is considered to be of High value as it is identified as a protected view within the RBKuT View Study Report.

11.15 Visual receptors at this locality will include those in the pursuit of outdoor recreation walking along the Thames Path and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.16 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view above the intervening vegetation. However, they will sit lower than the intervening roofscape and as such will not draw the eye and as a result a Very Small magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.17 Once completed, the Development will be screened from view by the intervening mature vegetation and built forms. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.



Existing View



Proposed View



3

VIEW EAST FROM KINGSTON BRIDGE ON THE WEST SIDE

Existing

11.18 This view is orientated to the east, with the view channelled along Kingston Bridge as the road extends from the foreground into the background of the view and is the most prominent element of the view obtained. The large scale John Lewis complex frames the view to the left while Riverside occupies the right side of the view. A clock tower associated with 2 Clarence Street is visible in the background of the view, as is the belfry of the Grade I All Saints Church, although their prominence is overshadowed by the tall crane that is visible in the backdrop to the view.

11.19 The view is considered to be of High value as it is identified as a protected view within the RBKuT View Study Report.

11.20 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.21 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view above the intervening roofscape associated with the Riverside Complex, 2 Clarence Street, and the All Saints Church. While they will not immediately draw the eye, they will disrupt the silhouette of these buildings, and as such a Small magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Minor Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.22 Once completed, the Development will be screened from view by the intervening built form. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.





4

VIEW SOUTH-EAST FROM CLARENCE STREET

Existing

11.23 This view is orientated to the south-east, with two storey red brick detached homes framing either side of the street that extends from the foreground into the background. The gable ends of the houses front on to the street and benefit from projecting bay windows that feature white render/paint detailing. The spire of the Grade II Church of St Luke is visible in the backdrop of the view, albeit partially screened by the intervening street tree vegetation that lines the road.

11.24 The view is considered to be of High value as it is identified as a protected view within the RBKuT View Study Report.

11.25 Visual receptors at this locality will include those at their place of residence and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.26 The construction activities will be screened from view by the intervening built form. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.

Operational Phase - Year 1

11.27 Once completed, the Development will be screened from view by the intervening built form. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.





5

VIEW SOUTH FROM RICHMOND PARK - SOUTHERN ENTRANCE

Existing

11.28 This view is orientated to the south and is situated in proximity to the Kingston Gate of Richmond Park. A footpath extends from the foreground into the middle ground of the view perpendicular to the viewer, alongside which a grass verge provides separation from Queen's Road. Mature trees contain the view on either side and curtail visibility of the built forms of Kingston that lie in the background of the view. The high rise tower blocks of the Site are visible in the backdrop and break the roofline of the intervening buildings, albeit they are not immediately apparent and are heavily filtered by successive mature trees.

11.29 The view is considered to be of High value as it is located within a nationally designated area.

11.30 Visual receptors at this locality will include those in the pursuit of outdoor recreation and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.31 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view, breaking the skyline above Kingston and the containing mature vegetation. However, due to the distance they will not be immediately apparent and result in an unobtrusive change such that a Small magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Minor Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.32 Once completed, the Development will be screened from view by the intervening mature vegetation. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.





6

VIEW SOUTH FROM RICHMOND PARK - KING'S CLUMP

Existing

11.33 This view is orientated to the south and is located within Richmond Park in proximity to King's Clump. An expanse of mown grassland extends across the breadth of the view, which is occasionally punctuated by mature trees. The background of the view features extensive enclosure from dense mature trees and as such the viewing experience is insular, with no built form readily perceived beyond.

11.34 The view is considered to be of High value as it is located within a nationally designated area.

11.35 Visual receptors at this locality will include those in the pursuit of outdoor recreation and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.36 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view, very subtly breaking the skyline above the containing mature vegetation that contains the park. However, they will not be immediately apparent with barely any perceptible change and a Very Small magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.37 Once completed, the Development will be screened from view by the intervening mature vegetation. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.





7

VIEW SOUTH-EAST FROM NORBITON STATION

Existing

11.38 This view is orientated to the south-east and is located at the southern entrance/exit to Norbiton Station. Norbiton Avenue extends from the foreground into the background of the view and is lined on both sides by two storey dwellings. Generally, these buildings feature gable ends fronting on to the streetscape, with their front elevation set back from the road by a narrow front gardens. In the background of the view rises the brick built form of Cambridge Gardens, beyond which two high rise tower blocks within the Site are visible, albeit they do not overtly draw the eye.

11.39 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.40 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.41 Demolition and construction activities will be visible across the breadth of the background of the view, with the taller plant and machinery visible above the Cambridge Gardens building and the roofscape of the dwellings lining Norbiton Avenue. Their appearance in the skyline, while temporary, will noticeably diminish the visual amenity experience and a Medium magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Minor Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.42 Once completed, the uppermost floors of the buildings within outline Phase 3 of the Development will be visible above Cambridge Gardens. While more buildings will be visible in the backdrop of the view in comparison to the existing scene, they will be of a reduced height and as such will be perceived to open up more of the skyline. On balance a Small magnitude of effect will arise, resulting in a Negligible Beneficial significance of effect.



Existing View



Proposed View



8

VIEW SOUTH-WEST FROM GLOUCESTER ROAD

Existing

11.43 This view is orientated to the south-west and is channelled along Gloucester Road, which extends perpendicular to the viewer from the foreground into the background of the view. Two storey dwellings frame either side of the road, with some ornamental planting present in the curtilage of the dwellings, curtailing views beyond. In the backdrop, the newly constructed apartment block on the corner of Hampden Road is visible, as is a high-rise tower block within the Site.

11.44 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.45 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.46 Demolition and construction activities associated within outline Phases 4 and 5 will be visible in the backdrop of the view, with the viewers' eye drawn to the newly introduced plant and machinery at the end of Gloucester Road. These elements will appear as discordant features in the backdrop of the view, albeit for a temporary duration, and will noticeably reduce the visual amenity experience and as such a Medium magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Minor Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.47 Once completed, some of the buildings within outline Phases 4 and 5 of the Development will be visible in the background of the view, resulting in an enclosing effect across the backdrop. While these newly introduced features will be of a reduced height compared to the existing high-rise tower that is visible, their enclosing nature will result in a perceived reduction in the extent of sky visible. On balance a Medium magnitude of effect will arise, resulting in a Minor Adverse significance of effect.



Existing View



Proposed View



9

VIEW WEST FROM CLARENCE AVENUE

Existing

11.48 This view is orientated to the west and is channelled along Clarence Avenue, which extends perpendicular to the viewer from the foreground into the background of the view. Grass verges featuring established trees line the road, while two storey dwellings frame both sides of the view. High rise tower blocks within the Site, while technically visible, are heavily screened by the intervening vegetation in the background of the view.

11.49 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.50 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.51 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view above the intervening roofline of the two storey properties that terminate the view. However, they will sit lower than the intervening tree canopy and as such will not overtly draw the viewers eye and as a result a Small magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.52 Once completed, the Development will largely be screened from view by the intervening mature vegetation and built forms. However, one high-rise tower block will be absent from the view and replaced with the newly introduced built form associated within outline Phases 4 and 5, albeit this change will be barely perceived. Accordingly, the magnitude of effect will be Very Small and on balance a Neutral significance of effect will arise.



Existing View



Proposed View



10

VIEW WEST FROM WATERS ROAD

Existing

11.53 This view is orientated to the west and is channelled along Waters Road, which extends perpendicular to the viewer from the foreground into the background of the view. Two storey semi-detached residences frame either side of the view, set back from the road by generous front gardens that feature ornamental planting. In the backdrop of the view, the newly constructed 6 storey apartment block on the corner of Hampden Road is visible, as is a high rise tower block within the Site that draws the viewers' eye.

11.54 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.55 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.56 Demolition and construction activities associated with all the phases of the Development will be visible in the backdrop of the view, with tall plant and machinery incrementally noticeably altering the composition of the view. The removal of the existing high-rise tower block that currently draws the eye will also alter the viewing experience and in part represent an improvement to the view. On the basis of the above a Medium magnitude of effect will arise, which when considered alongside the Medium sensitivity of receptors at this location, a Minor Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.57 Once completed, built form associated within outline Phases 4 and 5 will be visible in the background of the view, and as such will also serve to screen views of the detailed Phase 1 buildings introduced into the townscape. Development associated with outline Phases 2 and 3 will be screened from view by the intervening built form that lines Waters Road. The newly introduced buildings will be of a slightly increased height to the corner block on Hampden Road and will be perceived as a natural progression in scale, resulting in a less prominent feature in comparison to the existing high-rise tower block that draws the eye. On balance a Medium magnitude of effect will arise, resulting in a Negligible Beneficial significance of effect.





11

VIEW SOUTH-EAST FROM A2043

Existing

11.58 This view is orientated to the south-east and is dominated by the A2043 Cambridge Road, which occupies the majority of the view before it bends out of sight to the left in the distance. A four storey building frames the view to the left, while a mix of single, two and three storey development lies on the southern side of the road, which due to the variation in building height results in a varied roofscape. Above this roofscape, high rise tower blocks within the Site rise up and form the backdrop to the view. Lighting columns, road signage and street clutter diminish the visual amenity experience.

11.59 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.60 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.61 Demolition and construction activities will be visible in the background of the view and will dominate the view as one turns on the corner and travels along the A2043 Cambridge Road, further eroding the visual amenity experience, with tall plant and machinery extending across the breadth of the view in relative proximity to the viewer. As such a Large magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, a Moderate Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.62 Once completed the eye will primarily be drawn to the detailed Phase 1 elements of the Development, with the built form of Plot C appearing as the most prominent feature of the view, with the 13 storey C1 building clad in buff brick drawing the viewers eye and replacing views focussed on the existing high-rise tower blocks. The prominence of C1 will set itself as a key marker to the Site and assist in wayfinding when travelling along this route. Detailing within the façades of the build form, such as the white brick soldier courses, recessed balconies and metal balustrades and fenestration, coupled with subtle differences in the tonality of the brick reveals and brick spandrels and the additional part soldier course in the buildings' crown, ensures that the building adds visual interest to the scene and integrates with the differing hues of brick built forms in the middle ground of the view. Built form within outline Phase 2 will also be visible albeit it will be subordinate to the C1 building and not overtly draw the eye. On balance a Medium magnitude of effect will arise, resulting in a Minor Beneficial significance of effect.



Existing View



Proposed View



12

VIEW EAST FROM FAIRFIELD PARK

Existing

11.63 The view is orientated to the east and located within Fairfield Park. A footpath, lined by mature tree vegetation to the right, extends from the foreground into the background of the view. To the left of the view, an open expanse of grass extends into the distance towards additional tree cover that filters views of the built form beyond. In the distance, a high rise tower block within the Site breaks the skyline above this containing vegetation, albeit it does not overtly draw the eye.

11.64 The view is considered to be of High value as it is a protected view within the RBKuT View Study Report.

11.65 Visual receptors at this locality will include those in the pursuit of outdoor recreation and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.66 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view beyond the intervening vegetation that partially truncates the view and contains Fairfield Recreation Ground/Fairfield Park. These newly introduced features will sit above the tree canopy line and as such will draw the viewers' eye and diminish the visual amenity experience, albeit for a temporary duration, and accordingly a Medium magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Moderate Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.67 Once completed, detailed Phase 1 and outline Phases 2 and 3 of the Development will be visible in the backdrop of the view, with the principal element visible being Phase 2. However, much of the built form visible will be heavily filtered by the intervening vegetation, while outline Phases 4 and 5 will be screened from view by built form in the middle ground. As a result of the Development there will be a greater degree of tall built form in the background and perceived to be much closer than the existing tower block. As such, the introduced building will appear greater in bulk and scale, with the extent of open sky visible reduced and the view enclosed further as a result. At this distance, detailing within Phase 1 is not immediately apparent, albeit of a higher quality than existing built form in the Site, while the remaining elements will be in outline form. On this basis a Medium magnitude of effect will arise, which on balance will result in a Minor Adverse significance of effect.





13

VIEW EAST FROM FAIRFIELD SOUTH

Existing

11.68 This view is orientated to the east and is dominated by the road junction between Fairfield South and Villiers Road. Two storey brick built residences frame both sides of the view, with the eye drawn towards the corner shop that sits on the junction in the middle ground. A high rise tower block within the Site is visible in the backdrop of the view above the intervening roofscape, although it does not draw the viewers' eye and is not a prominent element in the view.

11.69 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.70 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.71 Demolition and construction activities associated with detailed Phase 1 and outline Phases 2 and 3 will be visible in the backdrop of the view, with tall plant and machinery and cranes punctuating above the roofscape across the skyline in the distance. However, the road junction will remain the prominent focus of the view and on balance the activities will represent an unobtrusive change. As a result a Small magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise.

Operational Phase - Year 1

11.72 Once completed, detailed Phase 1 and outline Phase 2 of the Development will be visible in the backdrop above the intervening two storey built form. Building C1 will draw the eye, with its buff brick tones (coupled with the lighter tones on Building C3) helping to assimilate the Development into the view and reflecting the varied tonality of the buildings that frame the view in the foreground. The scale of Development also sits appropriately in the view, with Building C3 at a lower scale than the eaves of the nearby built form, albeit there will be a reduction in the extent of open sky visible, slightly offsetting the enhanced quality of built form in the backdrop. On the basis of the above a Small magnitude of effect will arise, resulting in a Negligible Beneficial significance of effect.



Existing View



Proposed View



14

VIEW EAST FROM SOMERSET ROAD

Existing

11.73 This view is orientated to the east and features predominantly brick built two storey dwellings on either side of Somerset Road, which extends from the foreground into the background of the view. The residences that line the street are set back from the pavement by short front gardens that often feature ornamental hedges, while the pavement features the occasional tree that together enhance the visual amenity experience. Two high-rise tower blocks within the Site protrude above the roofline in the backdrop of the view.

11.74 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.75 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.76 Demolition and construction activities will be visible across the breadth of the view in the background, with the movement of tall plant and machinery above the intervening roofscape. The visual amenity experience will be noticeably altered, with the composition of the view changing from one of high-rise towers in the backdrop to intensive construction work. As a result a Medium magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, a Minor Adverse significance of effect will arise.

Operational Phase - Year 1

11.77 Once completed, within detailed Phase 1 - Building E1 of the Development will be the main focus in the view, with other parts of Plot E and Plot B also visible in the background. Elements of outline Phases 2 and 3 will also be visible in the background to the left. The white brick of Building E1, with its contrasting brick and in the recessed elements and detail in the balconies helping to create visual interest. The perceived step down in height of other built form within Plot E and B and across the other phases will help to integrate the scale of built form into the view. While there will be a reduction in the extent of open sky visible, and the composition and focus of the view will be altered, the viewer will be drawn toward high quality built form in the background. On the basis of the above a Medium magnitude of effect will arise that on balance will result in a Negligible Beneficial significance of effect.



Existing View



Proposed View



15

VIEW EAST FROM ROWLLS ROAD

Existing

11.78 This view is orientated to the east and features brick built two storey dwellings on either side of Rowlls Road. The properties front on to the street to the left of the view, while the rear elevation of buildings occupies the right side of the view. Rowlls Road extends perpendicular to the view, whereby the view is truncated by a series of built forms that step up in height, culminating in a high-rise tower block within the Site in the backdrop of the view.

11.79 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.80 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.81 Demolition and construction activities will be visible across the breadth of the view in the background and the movement of tall plant and machinery above the intervening roofscape will draw the viewers' eye. The visual amenity experience will be clearly altered, with the composition of the view changing from one of an enclosed street scene, to that of intensive construction activities in the skyline that would otherwise be entirely open. As a result a Large magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, a Moderate Adverse significance of effect will arise.

Operational Phase - Year 1

11.82 Once completed, Plots B and E of detailed Phase 1 of the Development will be visible in the backdrop to the view, with the tonality and hues of the brick and render integrating appropriately with the built form and detailing of Rowlls Road. The flat roofs of these blocks will contrast with the pitched roofs of Rowlls Road, but will reflect the existing roofscape of built form within the Site and will therefore not be uncharacteristic. There will be a noticeable uplift in the quantum of built form within the background, although the more generously spaced fenestration in the façades will give the buildings a lighter appearance such that they do not appear overly prominent in the view. Nonetheless, they will be of a greater scale and there will be a reduction in the extent of open sky visible, with built form in outline Phase 5 curtailing outward views. On the basis of the above a Large magnitude of effect will arise that on balance will result in a Negligible Beneficial significance of effect.





16

VIEW NORTH FROM PIPER ROAD

Existing

11.83 This view is orientated to the north and is located at the junction between Piper Road and Bonner Hill Road. The composition of the view is defined by the two storey residential properties that line Piper Road as it extends into the background, with the gable ends and resulting apex roofs providing an interesting roofscape. High-rise tower blocks within the Site are visible above this roofscape in the backdrop of the view, while smaller scale apartment blocks within the Site are also visible in the background of the view at the end of Piper Road, albeit partially filtered by existing mature vegetation.

11.84 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.85 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.86 Demolition and construction activities will be visible across the background of the view, with tall plant and machinery and ground level works visible along the end of Piper Road and above the pitched roofs of the two storey properties that line this road. These works will draw the eye and clearly alter the composition of the view, changing it to one that features intensive works in the skyline. On this basis a Large magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, will result in a Moderate Adverse significance of effect.

Operational Phase - Year 1

11.87 The principal elements of the Development that will be visible from this location will be that associated with detailed Phase 1, and in particular the buildings within Plot E, with the stepped mass between Buildings E4 and E1 helping to reduce the perceived prominence of the introduced buildings. However, there will be a noticeable increase in height, and reduction in the extent of open sky visible, with buildings E2 and E3 appearing as a more solid mass from this angle. Nonetheless, the buildings will not appear out of scale and will generally sit below the roofline of the two buildings that frame the view (the exception being the built form within outline Phase 5), while the varying tonality and materiality of the buildings within detailed Phase 1 will help to both integrate these buildings within their context and simultaneously provide visual interest, particularly with detailing such as the double white brick soldier courses in buildings E1 and E4. The quantum of built form visible will be greater, but will also appear as higher quality than the existing high-rise towers blocks visible. On the basis of the above a Large magnitude of effect will arise, which on balance will result in a Minor Beneficial significance of effect.



Existing View



Proposed View



17

VIEW WEST FROM BONNER HILL ROAD

Existing

11.88 This view is orientated to the west and is located at the junction between Gladstone Road and Bonner Hill Road. Bonner Hill Road gently rises as it extends from the foreground into the middle ground of the view, before it falls away in the distance. Two storey properties frame the northern side of this road, consisting of a mix of brick cladding and render. To the southern side of this road more modern two storey brick residences frame the streetscape, and in the background of the view two storey development associated with Cambridge Road Estate terminates the view.

11.89 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.90 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.91 Demolition and construction works associated with outline Phase 5 of the Development will be visible in the background of the view, whereby the viewers' eye will be drawn along Bonner Hill Road to these ongoing activities. Tall plant and machinery will also be visible above the intervening roofscape of the two storey residences that line the northern side of the road to the right of the view, resulting in a cluttered scene and diminished visual amenity experience. As such there will be a noticeable change in the view and a Medium magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, a Minor Adverse significance of effect will arise.

Operational Phase - Year 1

11.92 Built form associated with outline Phase 5 of the Development will be visible in the background, replacing views of the existing two storey forms of Cambridge Road Estate. The introduced buildings will be of a noticeably greater scale, although the stepped approach to the massing will help to reduce their prominence in the view. The 7 storey element that will terminate the view along the road will be of a comparable height to the eaves of built form in the left, thus helping to anchor this built form into the view, while to the right the 9 storey element will appear in line with the chimney stacks and as such will not appear overly tall. However, there will be a reduction in the extent of open sky visible and the somewhat open view will be altered to one of a wall of built form. On the basis of the above a Medium magnitude of effect will arise, and which on balance will result in resulting in a Minor Adverse significance of effect.



Existing View



Proposed View



18

VIEW WEST FROM VINCENT ROAD

Existing

11.93 This view is orientated to the north and is located at the junction between Hampden Road and Vincent Road, the latter of which extends from the foreground into the background of the view. Two storey brick residences (of varying period) frame the view to the left, while to the right existing built form within Cambridge Road Estate is visible, partially filtered by the intervening mature trees. Prominent within the view are the high-rise tower blocks of the Site, while the somewhat dilapidated nature of the existing built form is evident and as a result diminishes the visual amenity experience.

11.94 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.95 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.96 Ground level demolition and construction activities will be immediately apparent in across the right of the view, wholly altering the viewing experience. Views of the existing built form and amenity areas within the Site will be replaced with views of construction plant and machinery, welfare facilities and material stockpiles, and on this basis a Large magnitude of effect will arise. When considered alongside the Medium sensitivity of receptors at this location, a Moderate Adverse significance of effect will arise.

Operational Phase - Year 1

11.97 Once completed, the Development will enclose the right side of the view, with built form within outline Phases 4 and 5 drawing the eye in the foreground and middle ground. While detailed Phase 1 development associated with Plot E will be visible in the distance, it will not immediately draw the eye. Instead the main change to the view will be the newly introduced built form in the foreground and middle ground, and while of a perceived greater density, scale and height - variety in the maximum height of outline Plots H L and N will help to create a more varied roof profile that provides visual interest and diminishes the sense of a wall of development being created. There will be a pronounced change to the view with the currently dilapidated buildings replaced by more modern development and accordingly a Large magnitude of effect will arise, which on balance will lead to a to a Minor Adverse significance of effect.





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VIEW NORTH FROM KINGS CEMETERY - WAR MEMORIAL

Existing

11.98 This view is orientated to the north and is located within Kings Cemetery. The foreground of the view features a memorial, which is framed on both sides by ornamental planting and a series of gravestones laid out in formal rows, beyond which mature trees partially truncate visibility of the built forms beyond. A distinctive spire rises up into the skyline in the background of the view and draws the viewers' eye, such that the high-rise tower blocks within the Site are not readily perceived.

11.99 The view is considered to be of Medium value as although it is not designated it is in proximity to a notable heritage asset.

11.100 Visual receptors at this locality will include visitors to the area whereby an appreciation of their surroundings contributes to the experiential qualities of the place and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.101 Demolition and construction works will be visible across the breadth of the backdrop of the view, appearing beyond the mature vegetation that contains Kings Cemetery. Ground level activities will be screened from view and as such visibility will be restricted to tall plant and machinery, which will generally be filtered by the intervening canopies of trees. Nonetheless, the movement of such plant will draw the eye and there will be a noticeable change to the view, albeit for a temporary period. On the basis of the above a Medium magnitude of effect will arise, which considered alongside the Medium sensitivity of receptors at this location, will result in a Minor Adverse significance of effect.

Operational Phase - Year 1

11.102 Once completed, outline Phases 3 - 5 of the Development will be visible in the backdrop, with the uppermost parts of the introduced buildings foreshortening the view towards high-rise development in the setting of Kings Cemetery. For the most part the Development will be screened from view and where the buildings are visible, they will generally be filtered by intervening vegetation. The spire and its surrounding silhouette will remain unaltered. Accordingly an unobtrusive change will arise and a Small magnitude of effect will be experienced, resulting in a Negligible Adverse significance of effect.



Existing View



Proposed View

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VIEW NORTH-EAST FROM KINGS CEMETERY - WEST

Existing

11.103 This view is orientated to the north-east and is located within Kings Cemetery. The foreground and middle ground of the view features a series of gravestones laid out in formal rows, beyond which mature trees partially truncate visibility of the two storey residential development beyond. Taller built form, including that within the Site, is generally curtailed from view and where visible through vegetation is not readily perceived.

11.104 The view is considered to be of Medium value as although it is not designated it is in proximity to a notable heritage asset.

11.105 Visual receptors at this locality will include visitors to the area whereby an appreciation of their surroundings contributes to the experiential qualities of the place and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

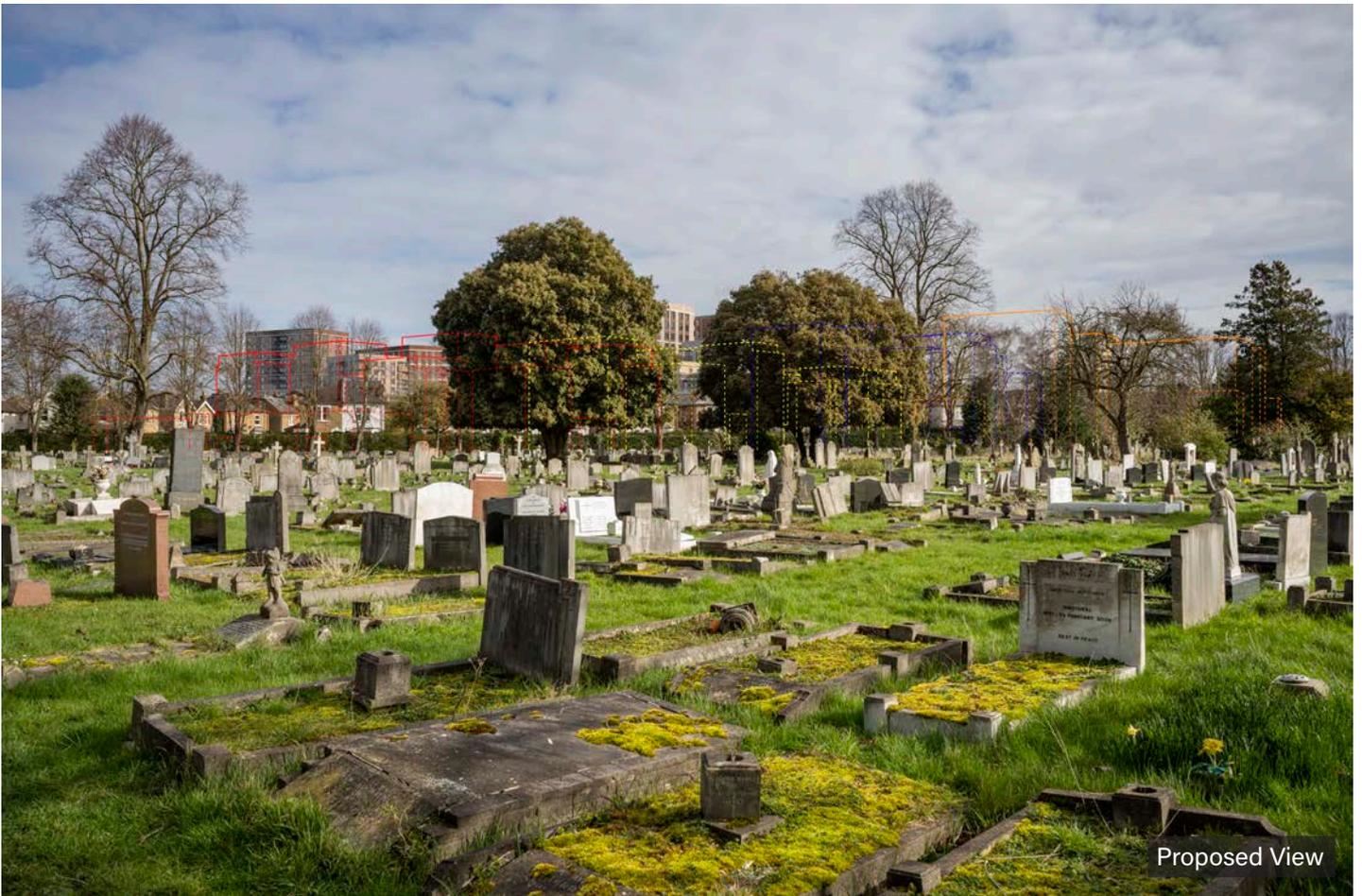
Proposed

Construction Phase

11.106 Demolition and construction works will be visible across the breadth of the backdrop of the view, appearing beyond the mature vegetation that contains Kings Cemetery. Ground level activities will be screened from view and as such visibility will be restricted to tall plant and machinery, which will generally be filtered by the intervening canopies of trees. Nonetheless, the movement of such plant will draw the eye and there will be a noticeable change to the view, albeit for a temporary period. On the basis of the above a Medium magnitude of effect will arise, which considered alongside the Medium sensitivity of receptors at this location, will result in a Minor Adverse significance of effect.

Operational Phase - Year 1

11.107 Once completed, detailed Phase and outline Phases 2, 3 and 5 of the Development will be visible in the backdrop, with the uppermost parts of the introduced buildings appearing in the setting of Kings Cemetery. For the most part the Development will be screened from view and where the buildings are visible, they will generally be filtered by intervening vegetation. While representing an uplift in the scale of built form to the north it will not appear out of scale, and sit well below the canopy height of the intervening trees that serves to help assimilate the built form into the view. Accordingly an unobtrusive change will arise and a Small magnitude of effect will be experienced, resulting in a Negligible Adverse significance of effect.





21

VIEW NORTH-EAST FROM FOOTPATH NEAR KING ATHELSTAN PRIMARY SCHOOL

Existing

11.108 This view is orientated to the north-east and is situated on a narrow paved footpath that passes between Athelstan Primary School and a residential area. The view is channelled along this footpath, being contained by the blank facade of residential built form to the left and a wire fence painted in blue to the right, beyond which the school premises are visible. Mature vegetation terminates the vista at the perceived end to the footpath.

11.109 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.110 Visual receptors at this locality will include those in the pursuit of outdoor recreation and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.111 Construction activities will be visible in the distance, with tall plant and machinery breaking the skyline in the backdrop of the view beyond the intervening vegetation. While visible, the eye will continue to be drawn along the footpath and as a result the addition of these temporary new elements in the view will represent an unobtrusive change. Accordingly, a Small magnitude of effect will occur that combined with the Medium sensitivity of receptors in this location will result in a Negligible Adverse significance of effect.

Operational Phase - Year 1

11.112 The Development will be screened from view by the intervening vegetation and accordingly the magnitude of effect will be None and the significance of effect will be Neutral.



22

VIEW NORTH FROM CHEYNE HILL

Existing

11.113 This view is orientated to the north from Cheyne Hill, an elevated area of residences. Two storey semi-detached premises enclose both Cheyne Hill and the view, meaning that views out across Kingston to the north are not readily available from the publicly accessible areas. Nonetheless, the wooded backdrop of Richmond Hill is visible in the distance beyond with roofscape of the properties on Cheyne Hill, between which a high-rise tower block within the Site pocks the skyline.

11.114 The view is considered to be of High value as it is a protected view within the RBKuT View Study Report.

11.115 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be High.

Proposed

Construction Phase

11.116 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view above the intervening roofline of the two storey properties that terminate the view on Cheyne Hill. In addition, the emergence of built form within detailed Phase 1 and outline Phases 2 and 3 will also be visible from this location. The construction activities, while visible, will on balance cause an unobtrusive change to the view towards the wooded backdrop of Richmond Park, with the majority of the ground level activities screened by the intervening built form and accordingly a Small magnitude of effect will arise. On the basis of the above and when considered alongside the High sensitivity of receptors at this location, a Minor Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.117 Once completed, the Development will largely be screened from view by the intervening built forms, with only the uppermost parts of detailed Phase 1 and outline Phases 2 and 3 visible from this location. These buildings will at their peak sit at the same height as the existing high-rise tower block (which will be demolished), albeit occupying a wider horizontal extent and as a consequence will result in a slight reduction in the extent of open sky visible. Accordingly, the magnitude of effect will be Small and on balance a Negligible Adverse significance of effect will arise.



Existing View



Proposed View

23

VIEW NORTH-WEST FROM A2043

Existing

11.118 This view is orientated to the north-west from the A2043 Cambridge Road, with this road extending from the foreground into the background of the view. A cafe frames the view to the left and a small business unit to the right in the foreground, while two storey residential properties line the road in the middle ground and background of the view. Mature trees are present along this road and provide a softening effect, while also helping to partially screen views of a high-rise tower block within the Site that appears in the backdrop of the view.

11.119 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.120 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.121 Construction activities will be visible in the very background of the view along the A2043, whereby tall plant and machinery will be perceived albeit they will not be immediately apparent, primarily as these vertical structures will remain lower in the frame of the view than the intervening lighting columns that line the road. In addition, the demolition and construction works will be restricted to a narrow horizontal extent of the vista appreciated, and seen at considerable distance, such that they will represent an unobtrusive change. On the basis of the above a Small magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will be experienced.

Operational Phase - Year 1

11.122 Once completed, outline Phase 4 of the Development will be visible in the background of the view and will appear at a reduced scale compared to the existing high-rise tower in the Site that will be removed as a result of the Development. The built form in outline Phase 4 will not draw the eye, with its uppermost level commensurate with the height of the ridgeline of buildings framing either side of the A2043 in the middle ground and sitting below the canopy height of vegetation in the distance. Accordingly the Development will largely blend in with the existing view, and on this basis a Very Small magnitude of effect will arise, leading to a Neutral significance of effect.





24

VIEW NORTH-WEST FROM GREEN LANE RECREATION GROUND

Existing

11.123 The view is orientated to the north-west and situated within Green Lane Recreation Ground. A footpath, lined by mature vegetation to the right, extends from the foreground into the background of the view. To the left of the view, an open expanse of grass extends into the distance towards a children's play area and additional tree cover that filters views of the railway line (on embankment) and built form beyond. In the distance, a high-rise tower blocks within the Site appear in the backdrop, albeit below the intervening tree canopy.

11.124 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.125 Visual receptors at this locality will include those in the pursuit of outdoor recreation and accordingly their susceptibility to the type of development proposed is considered to be High. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.126 Tall plant and machinery, including cranes, will be temporarily visible in the backdrop of this view, breaking the skyline above the intervening treeline and occupying a generally otherwise open sky. Consequently, a Small magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.127 Once completed, the removal of one of the high-rise tower blocks within the Site will be perceived, with the introduced buildings associated with detailed Phase 1 and outline Phases 3-5 partially visible at a lower height than this demolished building and below the general canopy height of the trees. Accordingly this will represent an unobtrusive change, albeit an improvement due to the reduced height of built form. Accordingly, the magnitude of effect will be Small and a Negligible Beneficial significance of effect will arise.



25

VIEW EAST FROM WHEATFIELD WAY

Existing

11.128 This view is orientated to the east and is situated on the Wheatfield Way dual carriageway. This road extends across the breadth of the view parallel to the viewer and dominates the scene. In the background of the view, Fairfield Road runs perpendicular to the viewer, being framed by mature trees on either side and in front of which Kingston Library lies to the left of the view and two storey residences to the right.

11.129 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.130 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.131 The demolition and construction activities within the Site will be visible from this location, albeit heavily screened and filtered by the intervening mature vegetation along Fairfield Road. Consequently, there will be a barely perceptible change in the visual composition and as a consequence a Very Small magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.132 Once completed, the buildings within outline Phases 2 and 3 will be theoretically visible, albeit heavily filtered by the intervening dense mature vegetation. On the basis of the above a Very Small magnitude of effect will arise, which on balance will result in a Neutral significance of effect.





26

VIEW EAST FROM ORCHARD ROAD

Existing

11.133 This view is orientated to the east and is channelled along Orchard Road, which extends from the foreground into the background of the view whereby it bends out of sight. Two and three storey residences line either side of the route in the foreground and middle ground, partially setback from the pavement by front gardens that feature mature vegetation. In the background of the view, larger scale mature trees associated with Fairfield Recreation Ground truncate the view.

11.134 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.135 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.136 The demolition and construction activities within the Site will be visible from this location, albeit heavily filtered by the intervening mature vegetation that lies in the background of the view. The tall plant and machinery will not protrude above this intervening vegetation in the backdrop of the view. Consequently, there will be a barely perceptible change in the visual composition and as a consequence a Very Small magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.137 Once completed, the Development will be screened from view by the intervening mature vegetation and built form. Accordingly, the magnitude of effect will be None and a Neutral significance of effect will arise.



27

VIEW EAST FROM EDEN STREET

Existing

11.138 This view is orientated to the east from Eden Street at the bottom of the town centre market square. Eden Street extends from the foreground into the background of the view, and is framed by a mix of three and four storey properties on either side, often featuring retail units at ground floor level. A high-rise tower block in the Site is visible in the backdrop of the view at great distance from the viewer, albeit this element is barely perceived and also heavily filtered by mature vegetation in the background of the view.

11.139 The view is considered to be of Medium value as although it is not designated it is within a key part of the townscape of Kingston and benefits from such cultural associations.

11.140 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.141 The demolition and construction activities within the Site associated with outline Phases 2 and 3 will be visible in the backdrop of this view, beyond the intervening built form and vegetation. However, they will not be readily apparent and the tall cranes will sit below the roofline of the buildings that will frame these long distance views towards such activities. As a result, there will be an unobtrusive change for a temporary duration and as such a Small magnitude of effect will arise. On the basis of the above and when considered alongside the Medium sensitivity of receptors at this location, a Negligible Adverse significance of effect will arise during the construction phase.

Operational Phase - Year 1

11.142 Once completed, for the most part the Development will be screened from view by the intervening built form, with only the very uppermost floor of a building within outline Phase 3 visible. As a result, there will be barely any perceived change and as such a Very Small magnitude of effect will arise, which on balance will result in a Neutral significance of effect.



Existing View



Proposed View

28

VIEW SOUTH-EAST FROM OLD LONDON ROAD

Existing

11.143 This view is orientated to the south-east and is located on Old London Road, which passes in front of the viewer before connecting with the A308 Fairfield North in the middle ground of the view. The streetscape is the most prominent element of the view, and framing this area are a series of built forms of varying vernacular and scale, including the Lovekyn Chapel that is visible in the background beyond the overhead gantry signage to Old London Road. To the right in the background Kingston Grammar School is visible, in front of which is a modernised retail and office unit.

11.144 The view is considered to be of Medium value as although it is not designated it is within the setting of notable heritage assets.

11.145 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.146 Tall plant and machinery will be partially visible in the backdrop of the view above the built form of Kingston Grammar School and the adjoining premises. However, these elements, will appear as discordant features and although they will be partially screened by intervening vegetation the visual amenity experience will be diminished. On this basis a Medium magnitude of effect will arise, which considered alongside the Medium sensitivity of receptors at this location, will result in a Minor Adverse significance of effect.

Operational Phase - Year 1

11.147 Once completed, the uppermost floor of a very small proportion of detailed Phase 1 of the Development will be visible above part of Kingston Grammar School in the backdrop, albeit heavily filtered by an intervening mature tree. The tonality of the building will ensure that it blends into the view, such that there will be barely any perceived change. On this basis a Very Small magnitude of effect will arise, leading to a Neutral significance of effect.

29

VIEW NORTH FROM KING'S CEMETERY

Existing

11.148 This view is orientated to the north and is located within Kings Cemetery. The foreground of the view features the vehicular access to the cemetery, which is lined by Mature trees. A one storey building occupies the left of the view, while gravestones occupy the right. In the middle ground a brick wall partly encloses the view, beyond which mature trees partially obstruct views towards the high-rise tower blocks of the Site in the backdrop and the intervening lower rise development in the background of the view.

11.149 The view is considered to be of Medium value as although it is not designated it is in proximity to a notable heritage asset.

11.150 Visual receptors at this locality will include visitors to the area whereby an appreciation of their surroundings contributes to the experiential qualities of the place and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.151 Demolition and construction works will be visible in the background of the view outside of Kings Cemetery. While some ground level activities will be visible, the principal visible works will be the tall plant and machinery that will enclose the view and reduce the extent of open sky visible. These elements will, despite the layers of intervening buildings and vegetation, be prominent in the view owing to their movement in the skyline that draws the eye. On the basis of the above a Large magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, will result in a Moderate Adverse significance of effect.

Operational Phase - Year 1

11.152 Once the Development is completed, built form within outline Phase 5 will be the most apparent element, with the two tall blocks in the middle ground of the view helping to direct views into the background towards built form in Plot E (detailed Phase 1) and built form within outline Phase 2. The introduced buildings will be of a noticeably greater height than the existing built form (which is not of an overtly high quality), although they will not appear out of scale as open sky will be visible above and around these elements, reinforced by the stepped approach in massing to outline Phase 5, while they will also sit at a comparable height to the canopy of trees framing the view. On balance however a Large magnitude of effect will arise that will result in a Minor Adverse significance of effect.



30

VIEW SOUTH-WEST FROM GLOUCESTER ROAD

Existing

11.153 This view is orientated to the south-west and is situated at the junction between Gloucester Road and the A2043 Cambridge Road, the latter of which extends across the breadth of the view from the foreground into the background diagonally to the viewer. A mix of two and three storey properties lie on the opposing side of the road and due to their proximity to the viewer, largely truncate views beyond. Nonetheless, built form within the Site is visible both through gaps between these built forms, and above their roof profile, including a high-rise tower block that is the key feature of the view. Other taller built form is also visible fronting on to the A2043 Cambridge Road, albeit it is less immediately apparent owing to the screening afforded by mature vegetation in the background of the view.

11.154 The view is considered to be of Low value as it is not designated and has minimal cultural associations.

11.155 Visual receptors at this locality will include those passing through the townscape along a secondary route (on foot, bicycle or motor vehicle), with some appreciation of their surroundings, and accordingly their susceptibility to the type of development proposed is considered to be Medium. On this basis, their overall sensitivity is considered to be Medium.

Proposed

Construction Phase

11.156 Demolition and construction works will be visible in the middle ground of this view, with the movement of plant and machinery on the southern side of the A2043 drawing the viewers' eye. While some of the ground level activities will be screened from view by the intervening built form and vegetation along the A2043 there will be a pronounced change to the view, with the demolition works of the existing high-rise tower in particular altering the viewing experience. On the basis of the above a Large magnitude of effect will arise, and when considered alongside the Medium sensitivity of receptors at this location, will result in a Moderate Adverse significance of effect.

Operational Phase - Year 1

11.157 Once the Development is completed, the most apparent changes will relate to the removal of the existing high-rise tower in the middle ground, and its replacement with built form related to outline Phase 3. While the northernmost elements of detailed Phase 1 will be visible, they will be barely perceived due to the screening afforded by the intervening vegetation. The outline Phase 3 buildings will be of a noticeably reduced height to the tower, and will relate to the existing eaves height of built form that frames the left of the view. In this regard, while the horizontal extent of built form will appear greater than the existing building, the reduced height will enable a greater appreciation of the open sky above. On balance however a Large magnitude of effect will arise that will result in a Negligible Beneficial significance of effect.





12. ADDITIONAL MITIGATION

OVERVIEW

12.1 This section provides a summary of the additional mitigation measures to be implemented to minimise the potential for likely significant adverse townscape and visual effects to arise.

CONSTRUCTION PHASE

12.2 Additional mitigation measures to further reduce the temporary effects of construction include:

- The use of solid hoardings enclosing the Site where construction activities are in proximity to sensitive visual receptors, to screen construction activities at ground level;
- Establishment of the landscape proposals in the early years of each construction phase (advance planting) where practicable, and/or immediately following preparatory works;
- Controlling the lighting of construction compounds and machinery to minimise upward and outward light pollution through lantern design, direction and baffling, and ensuring that the minimum area only is lit, for the minimum period of time while satisfying other health and safety requirements;
- Restricting the movement of stockpiles to minimise vehicle tracking across the Site and the perception of instability in the townscape; and
- Locating compounds and stockpiles in the least visible locations.

OPERATIONAL PHASE

12.3 The following additional mitigation measures to further reduce the permanent adverse effects of the Development once it is completed are proposed as follows:

- The implementation and maintenance of the hard and soft landscape proposals as shown in the Illustrative Masterplan and Indicative Landscape Strategy, including enhancements to the public open space and public realm; and
- The adoption of the design codes as set out in the accompanying planning application material, which includes utilising a material and tonality palette that reflects or complements the built vernacular of the surrounding townscape, reinforced with a consistent building typology and elevation/fenestration strategy within particular phases, to help create and define a sense of local distinctiveness and foster a renewed sense of neighbourhood character.





RESIDUAL EFFECTS



13. RESIDUAL EFFECTS ASSESSMENT

ASSESSMENT

13.1 The assessment of residual effects refers to the likely effects of the Development that will remain once the additional mitigation measures as set out previously are applied.

13.2 Appendix A.2 and Appendix A.3 set out in full the residual effects that will arise for the receptors identified.

CONSTRUCTION PHASE

13.3 During the construction phase the protection of existing vegetation surrounding the Site in accordance with BS5837:2012, in combination with the control of the movement of material, lighting restrictions, the siting of construction compounds and the use of hoardings will reduce the potential for adverse effects on townscape character and reduce the sense of fragmentation in the townscape, whilst advanced planting will serve to provide some minimal enclosure of construction plant and machinery.

13.4 However, on balance the implementation of supplementary mitigation measures during the demolition and construction phase is unlikely to appreciably alter the effects experienced on account of their scale, duration and extent.

13.5 Therefore, the residual effects during the construction phase will remain as previously reported.

OPERATIONAL PHASE

13.6 In most cases the implementation of the additional mitigation measures in operation are likely to reduce the adverse effects of the Development, while also serving to amplify the beneficial effects identified.

13.7 For clarity, the operational residual effects assessment refers to a Year 15 scenario – that is 15 years following completion of the Development to allow for the establishment and maturation of the planting proposals to assist in the integration of the built form into the townscape.

13.8 By Year 15 and following the implementation of the additional mitigation measures there will be further beneficial townscape effects experienced. In light of the above, due to the adoption of the Design Codes (including the provision of appropriate materiality and detailing within the introduced buildings) and the Development being brought forward in line with the illustrative masterplan, coupled with the further establishment of the planting proposals and enhanced linkages through the Site, the experiential qualities and visual amenity of TCA 7-6 will be further improved and accordingly a Large magnitude of effect will arise, resulting in a Moderate Beneficial significance of effect for TCA 7-6.

13.9 For the remaining TCAs the significance of effects will remain as previously reported.



13.10 With respect to the visual amenity experience, for many of the views considered in the assessment there is sufficient distance such that detailing within the uppermost parts of the built form will not be readily perceived such that overall there will be no appreciable change in the significance of effect reported. However, it is in those locations where outline elements of the Development will appear in the foreground of the views where the adoption of the Design Codes and establishment of the planting proposals will take most effect.

13.11 Specifically, in Viewpoint 17 from Bonner Hill Road the materiality and detailing in the Phase 5 elements of the Development will be appreciated and will slightly soften the perceived bulk of the introduced built form and lessen its perception as a wall of development by providing articulation in the facade that fronts the viewer. As such a Medium magnitude of effect will arise, resulting in a Negligible Adverse significance of effect.

13.12 In Viewpoint 18 from Vincent Road the materiality and detailing in Phases 4 and 5 (and in particular Plots H L and N) will be most apparent, seen in conjunction with the enhancements to the public realm and will offset the loss of open sky visible, such that the on balance there will be a very slight improvement to the view. Accordingly, a Large magnitude of effect will arise, resulting in a Negligible Beneficial significance of effect.

13.13 Concerning Viewpoint 29 and the view from King's Cemetery, the detailing and materiality in Phase 5 and Phase 2 will help provide articulation and visual interest that will in part offset the reduction in open sky visible and help to integrate the introduced buildings into the view and diminish their sense of scale, bulk and mass. On account of the above a Large magnitude of effect will remain, resulting in a Negligible Adverse significance of effect.

13.14 Viewpoint 30 from Gloucester Road will be benefited by articulation in Phase 3 and will assist in enabling this built form to relate more positively to the existing built form that frames the view in the foreground. On this basis a Large magnitude of effect will arise, resulting in a Minor Beneficial significance of effect.

13.15 For the remaining visual receptors the significance of effects will remain as previously reported.



CUMULATIVE EFFECTS



14. CUMULATIVE EFFECTS ASSESSMENT

APPROACH

14.1 The aim of the assessment of cumulative townscape and visual impacts is to describe, visually represent and assess the ways in which the development proposals would have additional impacts when considered in addition to other existing, consented or proposed developments, and should identify the significant cumulative effects that will arise as a result.

14.2 Cumulative townscape effects relate to the loss and/or addition of features as a result of development proposals that alter the physical fabric and character of a give townscape. Cumulative visual effects concern the change in the composition of views and visual amenity and are broadly categorised as follows:

- Combined: the influence of more than one scheme is experienced for a receptor e.g. where two or more developments are visible in the same view;
- Successive: when two or more schemes are visible from the same location but not within the same view, e.g. an observer turning their head to look in the opposite direction; and
- Sequential: occurs where an observer moves through a townscape, e.g. where the presence of developments are visible at different locations along a recognised travel route such as a road or a PRow.

ASSESSMENT

14.3 The assessment has considered the combined effects of the Development with the other committed (and reasonably foreseeable) developments in the vicinity of the Site (as identified in Chapter 2 Volume 1 of the ES), including:

- 65 Hampden Road (19/00020/FUL);
- Eden Walk Shopping Centre (15/13063/FUL);
- Canbury Place Car Park (19/02323/FUL);
- 229 - 255 Kingston Road (19/01228/FUL); and
- Post Office Ashdown Road (14/13247/FUL).

14.4 The Guidelines to Landscape and Visual Impact Assessment emphasise that cumulative impact assessments should be proportionate to the nature of the project and local environment, focussing on likely significant effects rather than providing a comprehensible catalogue of every conceivable cumulative effect that may occur.

14.5 Following a review of the identified cumulative schemes it is considered that significant townscape and visual effects are unlikely to arise due to a combination of the scale of developments proposed and the distance from the Site.





15. CONCLUSION

SUMMARY

15.1 An assessment of the likely significant townscape and visual effects that will arise as a result of the Development has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013).

15.2 The Site is located at the Cambridge Road Estate within the Norbiton Ward of Kingston-upon-Thames, which comprises a series of four/five storey residential maisonette blocks arranged around areas of publicly accessible space, including defined areas of play space, and smaller scale two storey terrace runs. The Estate also features four 15 storey towers, which are distinctive structures in the skyline from the surrounding area. The contrasting building typologies across the Estate results in a confusing urban structure that is exacerbated by the level changes across the Estate, with wayfinding and legibility often proving difficult.

15.3 At a national level, the Site lies within the published National Character Area (NCA) Profile 115: Thames Valley, while at a more localised level the Site lies within the Norbiton Townscape Character Area (TCA) as defined within the Kingston Character Study. This TCA is further sub-divided into a series of smaller areas, with the Site located in TCA 7-6 'Kingston Road including the Cambridge Road Estate', which is identified as an "*area requiring enhancement to reinforce identity*".

15.4 A visual appraisal was undertaken from the surrounding townscape context in order to determine the nature and extent of views towards the Site and to identify

those areas that currently obtain views of the built forms within the Site and where visibility of the Development is likely. In addition, the visual appraisal sought to help understand the character and appearance of the surroundings within which the Site lies.

15.5 The design of the Development has evolved as part of an iterative process and has been informed by the findings of the baseline townscape and visual amenity conditions. The assessment of the townscape and visual effects of the Development has been undertaken during the construction phase, at Year 1 of operation, and at Year 15 of the operational phase.

15.6 The assessment has identified that significant effects on the character of the TCA within which the Site lies will be experienced during the construction phase, and at 7 of the 30 identified viewpoint locations. Once completed, at Year 1 there will be no significant townscape effects or visual effects experienced. While it is of note that large magnitudes of effect will arise for particular receptors groups, these tend to be in proximity to the Site whereby such receptors are of a reduced sensitivity. From those most sensitive receptor groups the Development will often not be visible.

15.7 Although the adoption of mitigation measures will serve to diminish the potential for adverse effects to arise, such as providing hoardings; protecting vegetation in line with BS5837:2012; and sensitively siting compounds and stockpiles in the least visible locations; ultimately significant residual effects will remain for those receptors previously identified during construction.



15.8 Nonetheless, in most cases adverse effects will reduce over time due to the adoption of Design Codes within the outline element of the Development and due to the establishment of planting proposals, helping to soften the appearance of the introduced built form and assisting in their integration into the townscape. In this regard, by Year 15 a Moderate Beneficial significant residual effect will be experienced within TCA 7-6.

15.9 There will be no significant residual adverse visual effects experienced at Year 15 of the operational phase.

15.10 Following a review of the identified cumulative schemes it is considered that significant townscape and visual cumulative effects are unlikely to arise due to a combination of the scale of developments proposed and the distance from the Site.

15.11 The table overleaf contains a summary of the likely effects of the Development, with Appendix A.2 and Appendix A.3 outlining in greater detail the likely townscape and visual effects that will arise as a result of the Development.

15.12 In conclusion, it is considered that the Site can accommodate the Development without giving rise to unacceptable townscape and visual effects.

SUMMARY



SUMMARY TOWNSCAPE AND VISUAL EFFECTS TABLE

POTENTIAL EFFECT	NATURE OF EFFECT	SIGNIFICANCE	MITIGATION / I
Construction			
Townscape Character	Temporary	Neutral - Moderate Adverse	Protection of existing the landscape propos compounds and mate receptors and limiting of lighting and workin hoardings to limit the ground level activities plant and machinery o
Visual Receptors	Temporary	Neutral - Moderate Adverse	
Completed Development			
Townscape Character	Permanent	Neutral - Minor Beneficial	The adoption of the de accompanying plannin includes utilising a ma or complements the b townscape, reinforced and elevation/fenestra of the site, along with within the Site, throug where practicable. On of hard and soft lands
Visual Receptors	Permanent	Minor Beneficial - Minor Adverse	
Cumulative Effects			
<i>Construction Phase</i>			
No significant cumulative effects			
<i>Operational Phase</i>			
No significant cumulative effects			



ENHANCEMENT MEASURES	GEOGRAPHICAL IMPORTANCE*							RESIDUAL EFFECTS
	I	UK	E	R	C	B	L	
vegetation and establishment of als at an early stage. Locating site rial stockpiles away from sensitive the movement of stockpiles. Control g hours at the Site. Providing visibility and conspicuousness of and minimising the duration of tall on Site.						X	X	Neutral - Moderate Adverse
		X			X	X	X	Neutral - Moderate Adverse
design codes as set out in the ng application material, which aterial and tonality palette that reflects ult vernacular of the surrounding d with a consistent building typology ation strategy within particular zones the enhancement of vegetation gh the provision of advanced planting going management and maintenance aping measures.						X	X	Neutral - Moderate Beneficial
		X			X	X	X	Minor Beneficial - Negligible Adverse



REFERENCES

- 1 Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for*
- 2 Secretary of State (2017) *Town and Country Planning (Environmental Impact Assessment) Regulations*
- 3 Ministry of Housing, Communities and Local Government (2019) *National Planning Policy Framework*
- 4 Ministry of Housing, Communities and Local Government (2019) *National Design Guide*
- 5 Greater London Authority (2015) *The London Plan*
- 6 Greater London Authority (2017) *Draft New London Plan*
- 7 Greater London Authority (2019) *Intend to Publish London Plan*
- 8 The Royal Borough of Kingston upon Thames (2012) *Core Strategy*
- 9 Bradley Murphy Design Ltd (2018) *Views Study Report*
- 10 Historic England (2015) *Tall Buildings: Historic England Advice Note 4*
- 11 Secretary of State (1990) *Planning (Listed Buildings and Conservation Areas) Act*
- 12 Department for Environment Food and Rural Affairs (2011) *Natural Environment White Paper*
- 13 Department for Environment Food and Rural Affairs (2011) *Biodiversity 2020*
- 14 Council of Europe (2004) *Treaty Series no. 176 European Landscape Convention*
- 15 Natural England (2012) *NCA Profile 115 Thames Valley*
- 16 Natural England (2013) *NCA Profile 112 Inner London*
- 17 The Royal Borough of Kingston upon Thames (2012) *Kingston: Towards A Sense of Place - Borough Ch*
- 18 British Standard Institute (2013) *BS5837:2012 - Trees in relation to design, demolition and construction.*



or Landscape and Visual Impact Assessment
SI.2017/571
(NPPF)

Character Study
Recommendations

APPENDIX A.1

TVIA METHODOLOGY

A.1 TVIA METHODOLOGY

OVERVIEW

A.1.1 The Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment Third Edition' (GLVIA 3), 2013, states in Paragraph 1.1 that:

"Landscape and Visual Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."

A.1.2 Paragraph 2.6 outlines that the definition of landscape applies to townscapes, and is therefore interchangeable with the term 'landscape', with Paragraph 2.7 stating:

"Townscape means the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban spaces, including green spaces, and the relationship between buildings and open space..."

A.1.3 The methodology employed in carrying out the Townscape and Visual Impact Assessment (TVIA) of the Development has been drawn from guidelines set out in GLVIA 3. The guidelines are not intended as a prescriptive set of rules, and have been adapted to the specific project.

A.1.4 TVIAs are often undertaken by professionals who are involved in the design of the public realm and preparation of management proposals. This can allow the assessment to proceed as an integral part of the overall Development. Judgements are based on training and experience, and supported by clear evidence and reasoned argument.

A.1.5 The purpose of the TVIA is to identify the potential for, and assess the likely effects of change resulting from development. Townscape and visual assessments are separate, although linked, procedures. A distinction is made between:

- townscape - townscape character and the elements and features that contribute to it (townscape receptors); and
- visual - people who experience views within the townscape (visual receptors).

A.1.6 A TVIA is typically accompanied by illustrative material, including baseline mapping and photographs of the Site itself and from the surrounding area.

A.1.7 There are typically three key stages to TVIA, as follows:

- Baseline Studies;
- Mitigation by Design; and
- Assessment of Townscape and Visual Effects.



BASELINE STUDIES

A.1.8 The design and assessment stages are iterative, with stages overlapping in part. Measures are embedded within the Development as a result of the desk-based study and TVIA field work. These measures are termed 'Primary Mitigation', which typically include:

- Avoid or reduce impact by ensuring the form of the development is sympathetic with the existing baseline;
- Remediation of impact (e.g. by planting to 'soften', absorb and integrate the Development into the townscape);
- Compensation of impact (e.g. by replacing felled trees with new trees); and
- Enhancement (e.g. the creation of a new landscape or habitat).

A.1.9 Where the design process does not enable mitigation to be embedded, or an assessment is based on the assumption of an implemented management plan, these measures are termed 'Secondary Mitigation', which typically include:

- A Landscape and Biodiversity Management Strategy;
- A Construction Environmental Management Plan;
- Tree protection fencing in line with BS5837:2012¹⁸; and
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

ASSESSMENT OF TOWNSCAPE EFFECTS

A.1.10 The GLVIA 3 in Paragraph 5.1 states:

"An assessment of landscape effects deals with the effects of change and development on landscape as a resource."

A.1.11 In order to assess the townscape effects, the sensitivity of the townscape receptor and the magnitude of effect experienced as a result of the Development is assessed.

Sensitivity of Townscape Receptors

A.1.12 The sensitivity of a townscape receptor is a combination of the value of the townscape receptor and the susceptibility of the townscape receptor to the type of change proposed, using professional judgement.

Townscape Value

A.1.13 The GLVIA 3 Glossary defines landscape [townscape] value as:

"The relevant value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons"



A.1.14 Townscapes, including their character and features, may be designated at a range of levels (international, national, county and local level), examples of which are set out below.

LEVEL	DESCRIPTION
High	Features or areas likely to be of national importance, designated at national or international level
Medium	Features or areas likely to be of county or borough importance, designated at county or borough level
Low	Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated
Very Low	Features or areas with little or no evidence of being value by the community, and are not designated

A.1.15 The assessment of value is based on a combination of the importance of townscape-related planning designations and the following attributes:

- Townscape quality (condition): the measure of the physical state of the townscape. It may include the extent to which typical townscape character is represented in individual areas, the intactness of the townscape and the condition of individual elements;
- Scenic quality: the extent that the townscape receptor appeals to the visual senses;
- Perceptual aspects: the extent that the townscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity);
- Rarity: the presence of unusual elements or features;
- Representativeness: the presence of particularly characteristic features;
- Recreation: the extent that recreational activities contribute to the townscape receptor; and
- Association: the extent that cultural or historical associations contribute to the townscape receptor.

A.1.16 The overall value for each townscape receptor is categorised as High, Medium, Low or Very Low.



Townscape Susceptibility

A.1.17 The GLVIA 3 Glossary defines landscape [townscape] susceptibility as:

“The ability of a defined landscape...receptor to accommodate the specific proposed development without undue negative consequences”

A.1.18 The following criteria is taken into consideration in the assessment of townscape susceptibility, although not all criteria are equally applicable or important within a given townscape / type of development proposed:

- Landform;
- Pattern/Complexity;
- Composition;
- Landcover; and
- Relationship of a given townscape area to any existing settlements or developments.

A.1.19 Townscape susceptibility of the character of the townscape / of the features is categorised as High, Medium or Low, as set out in the table to the right. Townscape susceptibility can also be considered in the context of the capacity of townscape / townscape features to accommodate change.

LEVEL	DESCRIPTION
High	The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity
Medium	The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity
Low	The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity



Townscape Magnitude of Effect

A.1.20 The townscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Development both in terms of the existing townscape character and townscape elements / features and the addition of new townscape elements / features, and its duration and reversibility, as set out below.

LEVEL	DESCRIPTION
Large	Total alteration to the existing townscape receptor; may also affect an extensive area
Medium	Partial alteration to the existing townscape receptor; may also affect a wide area
Small	Slight alteration to the existing townscape receptor; may also affect a restricted area
Very Small	Very slight alteration to the existing townscape receptor; may also affect a limited area
None	No direct change to the existing townscape receptor or a change that is so inconsequential that it does not alter the existing townscape receptor

ASSESSMENT OF VISUAL EFFECTS

A.1.21 The GLVIA 3 in Paragraph 6.1 states:

“An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.”

A.1.22 In order to assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Development is assessed.

Viewpoint Selection

A.1.23 In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made, which could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

A.1.24 Views are categorised as either near distance, medium distance or long distance with the relevant distances dependant on the size and nature of the development, based on professional judgement.

A.1.25 The type of view is typically described firstly as transient (i.e. in passing) or fixed (i.e. from a static location) and then in relation to being filtered (i.e. through intervening vegetation), oblique (i.e. not within the direct field of view), or open (i.e. uninterrupted).

A.1.26 Photographs of representative viewpoints are taken at eye level, using a digital SLR camera, with reference to the Landscape Institute Technical Guidance Note 02/17 ‘Visual Representation of Development Proposals.’



Sensitivity of Visual Receptors

A.1.27 The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor to the type of change proposed, using professional judgement. The assessment of value is based on the below criteria.

LEVEL	DESCRIPTION
High	A location that is likely to be of national importance, either designated or with national cultural associations, where the view obtained forms an important part of the experience
Medium	A location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience
Low	A location that is not designated, with minimal or no cultural associations

A.1.28 The assessment of visual susceptibility is based on the below criteria.

LEVEL	DESCRIPTION
High	People at their place of residence; People engaged in outdoor recreation, whose attention is likely to be focussed on the townscape; and People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey
Medium	People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads of lanes, rail or other recognised transport routes
Low	People travelling on major roads; and People at their place of work

A.1.29 Based on the combination of value and susceptibility, an assessment of visual sensitivity is reached, defined as High, Medium or Low.



Visual Magnitude of Effect

A.1.30 The magnitude of visual effect is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The duration and nature of the effect;
- The angle of view;
- The distance of the viewer; and
- The extent of the area over which the changes would be visible.

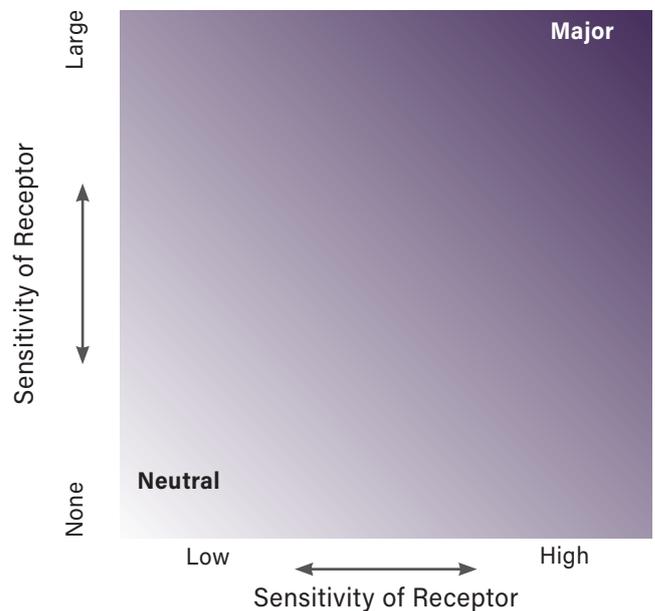
A.1.31 The magnitude of visual effect classifications are set out below.

LEVEL	DESCRIPTION
Large	The proposals will cause a pronounced change to the view
Medium	The proposals will cause a noticeable change in the view
Small	The proposals will cause an unobtrusive change in the view
Very Small	The proposals will cause a barely perceptible change in the view
None	No change discernible in the view

SIGNIFICANCE OF EFFECTS

A.1.32 In order to draw conclusions about the significance of townscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Development during construction, at Year 1 once the development is completed, and at Year 15.

A.1.33 The effects diagram, provided below, illustrates the typical relationship between the magnitude of effect and the sensitivity of the receptor.



A.1.34 The table on the adjacent page sets out the significance of effects criteria.

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LEVEL	TOWNSCAPE EFFECTS CRITERIA	VISUAL EFFECTS CRITERIA
Major Beneficial	Alterations that result in a considerable improvement of the existing townscape resource. Valued characteristic features could be restored or reintroduced as part of the Development	Alterations that typically result in a pronounced improvement in the existing view
Moderate Beneficial	Alterations that result in a partial improvement of the existing townscape resource. Valued characteristic features could be largely restored or reintroduced	Alterations that typically result in a noticeable improvement in the existing view
Minor Beneficial	Alterations that result in a slight improvement of the existing townscape resource. Characteristic features could be partially restored	Alterations that typically result in a limited improvement in the existing view
Negligible Beneficial	Alterations that result in a very slight improvement to the existing townscape resource, not uncharacteristic within the townscape	Alterations that typically result in a barely perceptible improvement in the existing view
Neutral	No alteration to any of the components that contribute to the existing townscape resource; or an alteration that does not beneficially or adversely affect the existing townscape receptor	No change to the view, or a change which on balance neither results in an improvement or deterioration to the existing view
Negligible Adverse	Alterations that result in a very slight deterioration to the existing townscape resource, not uncharacteristic within the townscape	Alterations that typically result in a barely perceptible deterioration in the existing view
Minor Adverse	Alterations that result in a slight deterioration of the existing townscape resource. Characteristic features could be partially lost	Alterations that typically result in a limited deterioration in the existing view
Moderate Adverse	Alterations that result in a partial deterioration of the existing townscape resource. Valued characteristic features could be largely lost	Alterations that typically result in a noticeable deterioration the existing view
Major Adverse	Alterations that result in a considerable deterioration of the existing townscape resource. Valued characteristic features could be wholly lost	Alterations that typically result in pronounced deterioration in the existing view



APPENDIX A.2

TOWNSCAPE EFFECTS TABLE



APPENDIX A.2: TOWNSCAPE EFFECTS TABLE

TOWNSCAPE RECEPTOR			TOWNSCAPE EFFECTS	
REF	NAME	SENSITIVITY	CONSTRUCTION PHASE	
			MAGNITUDE	SIGNIFICANCE
TCA 7-6	Kingston Road including the Cambridge Road Estate	<p>Low</p> <p>The Site lies within this TCA, which features a mix of building heights and vernacular, including maisonette blocks, terraces and point towers. Levels vary across the area while it suffers from a poor state of repair. The value of the townscape is considered to be low. There is substantial scope to accommodate the type of development proposed within this TCA and accordingly the townscape is of low susceptibility.</p>	Large	Moderate Adverse
TCA 7-8	Bonnerhill Road	<p>Medium</p> <p>This TCA lies to the north-west of the Site and comprises an area of high quality 2 storey residential properties with a strong sense of cohesion and sense of place. There is a generally positive visual amenity experience, and as such the value of the townscape is considered to be medium. There is considered to be some scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of medium susceptibility.</p>	Medium	Minor Adverse
TCA 7-10	Hampden Road	<p>Medium</p> <p>This TCA lies to the east of the Site and is noted as an area of contrasts in built vernacular, although there is a general uniformity in height of 2 storeys. Land uses can vary and on occasion there are unkempt areas of the townscape with some detracting elements. On balance the value of the townscape is considered to be low. There is considered to be some scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of medium susceptibility.</p>	Medium	Minor Adverse
TCA 7-11	Norbiton Green Spaces	<p>Medium</p> <p>This TCA lies to the south of the Site and is typified by its general uniformity of open, green character. The townscape is well-maintained and is in a good state of repair exuding a generally positive visual amenity experience. The TCA is well enclosed by mature vegetation that does result in a sense of seclusion and tranquillity. As such the value of the townscape is considered to be medium. There is considered to be some scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of medium susceptibility.</p>	Small	Negligible Adverse



	CONSTRUCTION PHASE - RESIDUAL EFFECTS		OPERATIONAL PHASE YEAR 1		OPERATIONAL PHASE YEAR 15 - RESIDUAL EFFECTS	
RE	MAGNITUDE	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE
erse	Large	Moderate Adverse	Large	Minor Beneficial	Large	Moderate Beneficial
e	Medium	Minor Adverse	Medium	Negligible Beneficial	Medium	Negligible Beneficial
e	Medium	Minor Adverse	Medium	Negligible Beneficial	Medium	Negligible Beneficial
	Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral

APPENDIX A.3

VISUAL EFFECTS TABLE

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APPENDIX A.3: VISUAL EFFECTS TABLE

VISUAL RECEPTOR					VISUAL EFFECTS			
REF	NAME	SENSITIVITY	DISTANCE	TYPE	NATURE	INTRUSION	PROPORTION	CONSTRUCTION MAGNITUDE
1	View east from Bushy Park - Heron Pond	High	2.7km	Transient	None	None	None	Very Small
2	View north-east from Thames Path - Hampton Court	High	1.6km	Transient	None	None	None	Very Small
3	View east from Kingston Bridge on the west side	High	1.3km	Transient	None	None	None	Small
4	View south-east from Clarence Street	High	1.3km	Fixed	None	None	None	None
5	View south from Richmond Park - southern entrance	High	1.3km	Transient	None	None	None	Small
6	View south from Richmond Park - King's Clump	High	1.8km	Transient	None	None	None	Very Small
7	View south-east from Norbiton Station	Medium	400m	Fixed	Filtered	Glimpse	Partial	Medium
8	View south-west from Gloucester Road	Medium	400m	Transient	Open	Glimpse	Limited	Medium
9	View west from Clarence Avenue	Medium	920m	Transient	Filtered	Partial	Limited	Small
10	View west from Waters Road	Medium	240m	Transient	Filtered	Partial	Limited	Medium
11	View south-east from A2043	Medium	160m	Transient	Open	Partial	Partial	Large
12	View east from Fairfield Park	High	510m	Transient	Filtered	Glimpse	Limited	Medium
13	View east from Fairfield South	Medium	280m	Transient	Open	Partial	Limited	Small
14	View east from Somerset Road	Medium	100m	Transient	Open	Partial	Limited	Medium
15	View east from Rowlls Road	Medium	90m	Transient	Open	Full	Limited	Large

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CONSTRUCTION PHASE		CONSTRUCTION PHASE - RESIDUAL EFFECTS		OPERATIONAL PHASE YEAR 1		OPERATIONAL PHASE YEAR 15 - RESIDUAL EFFECTS	
E	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE
	Negligible Adverse	Very Small	Negligible Adverse	None	Neutral	None	Neutral
	Negligible Adverse	Very Small	Negligible Adverse	None	Neutral	None	Neutral
	Minor Adverse	Small	Minor Adverse	None	Neutral	None	Neutral
	Neutral	None	Neutral	None	Neutral	None	Neutral
	Minor Adverse	Small	Minor Adverse	None	Neutral	None	Neutral
	Negligible Adverse	Very Small	Negligible Adverse	None	Neutral	None	Neutral
	Minor Adverse	Medium	Minor Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial
	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse
	Negligible Adverse	Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral
	Minor Adverse	Medium	Minor Adverse	Medium	Negligible Beneficial	Medium	Negligible Beneficial
	Moderate Adverse	Large	Moderate Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial
	Moderate Adverse	Medium	Moderate Adverse	Medium	Minor Adverse	Medium	Minor Adverse
	Negligible Adverse	Small	Negligible Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial
	Minor Adverse	Medium	Minor Adverse	Medium	Negligible Beneficial	Medium	Negligible Beneficial
	Moderate Adverse	Large	Moderate Adverse	Large	Negligible Beneficial	Large	Negligible Beneficial

APPENDIX A.3

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VISUAL RECEPTOR					VISUAL EFFECTS			
REF	NAME	SENSITIVITY	DISTANCE	TYPE	NATURE	INTRUSION	PROPORTION	CONSTRUCTION
								MAGNITUDE
16	View east from Bushy Park - Heron Pond	Medium	50m	Transient	Open	Full	Partial	Large
17	View west from Bonner Hill Road	Medium	50m	Transient	Open	Partial	Limited	Medium
18	View west from Vincent Road	Medium	20m	Transient	Open	Full	Partial	Large
19	View north from Kings Cemetery - War Memorial	Medium	190m	Fixed	Filtered	Glimpse	Partial	Medium
20	View north-east from Kings Cemetery - West	Medium	210m	Transient	Filtered	Partial	Partial	Medium
21	View north-east from footpath near Primary School	Medium	480m	Transient	None	None	None	Small
22	View north from Cheyne Hill	High	840m	Transient	Open	Glimpse	Partial	Small
23	View north-west from A2043	Medium	1km	Transient	Open	Glimpse	Limited	Small
24	View north-west from Green Lane Recreation Ground	Medium	1.3km	Transient	Filtered	Glimpse	Limited	Small
25	View east from Wheatfield Way	Medium	710m	Transient	Filtered	Glimpse	Limited	Small
26	View east from Orchard Road	Medium	780m	Transient	Filtered	Glimpse	Limited	Very Small
27	View east from Eden Street	Medium	1.1km	Transient	Open	Glimpse	Limited	Small
28	View south-east from Old London Road	Medium	520m	Transient	Filtered	Glimpse	Limited	Medium
29	View north from King's Cemetery	Medium	60m	Transient	Open	Full	Partial	Large
30	View south-west from Gloucester Road	Medium	30m	Transient	Open	Full	Limited	Large

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CONSTRUCTION PHASE		CONSTRUCTION PHASE - RESIDUAL EFFECTS		OPERATIONAL PHASE YEAR 1		OPERATIONAL PHASE YEAR 15 - RESIDUAL EFFECTS	
RECEIVED	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE	MAGNITUDE	SIGNIFICANCE
	Moderate Adverse	Large	Moderate Adverse	Large	Minor Beneficial	Large	Minor Beneficial
	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Negligible Adverse
	Moderate Adverse	Large	Moderate Adverse	Large	Minor Adverse	Large	Negligible Beneficial
	Minor Adverse	Medium	Minor Adverse	Small	Negligible Adverse	Small	Negligible Adverse
	Minor Adverse	Medium	Minor Adverse	Small	Negligible Adverse	Small	Negligible Adverse
	Negligible Adverse	Small	Negligible Adverse	None	Neutral	None	Neutral
	Minor Adverse	Small	Minor Adverse	Small	Negligible Adverse	Small	Negligible Adverse
	Negligible Adverse	Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral
	Negligible Adverse	Small	Negligible Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial
	Negligible Adverse	Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral
	Negligible Adverse	Very Small	Negligible Adverse	None	Neutral	None	Neutral
	Negligible Adverse	Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral
	Minor Adverse	Medium	Minor Adverse	Very Small	Neutral	Very Small	Neutral
	Moderate Adverse	Large	Moderate Adverse	Large	Minor Adverse	Large	Negligible Adverse
	Moderate Adverse	Large	Moderate Adverse	Large	Negligible Beneficial	Large	Minor Beneficial

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
ENVIRONMENTAL PLANNING & SUSTAINABILITY
GRAPHIC COMMUNICATION
PUBLIC ENGAGEMENT
DEVELOPMENT ECONOMICS
HERITAGE